

## **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:
    - ⌌ 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
    - ⌌ 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





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-feet 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 1874-1877 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>

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<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



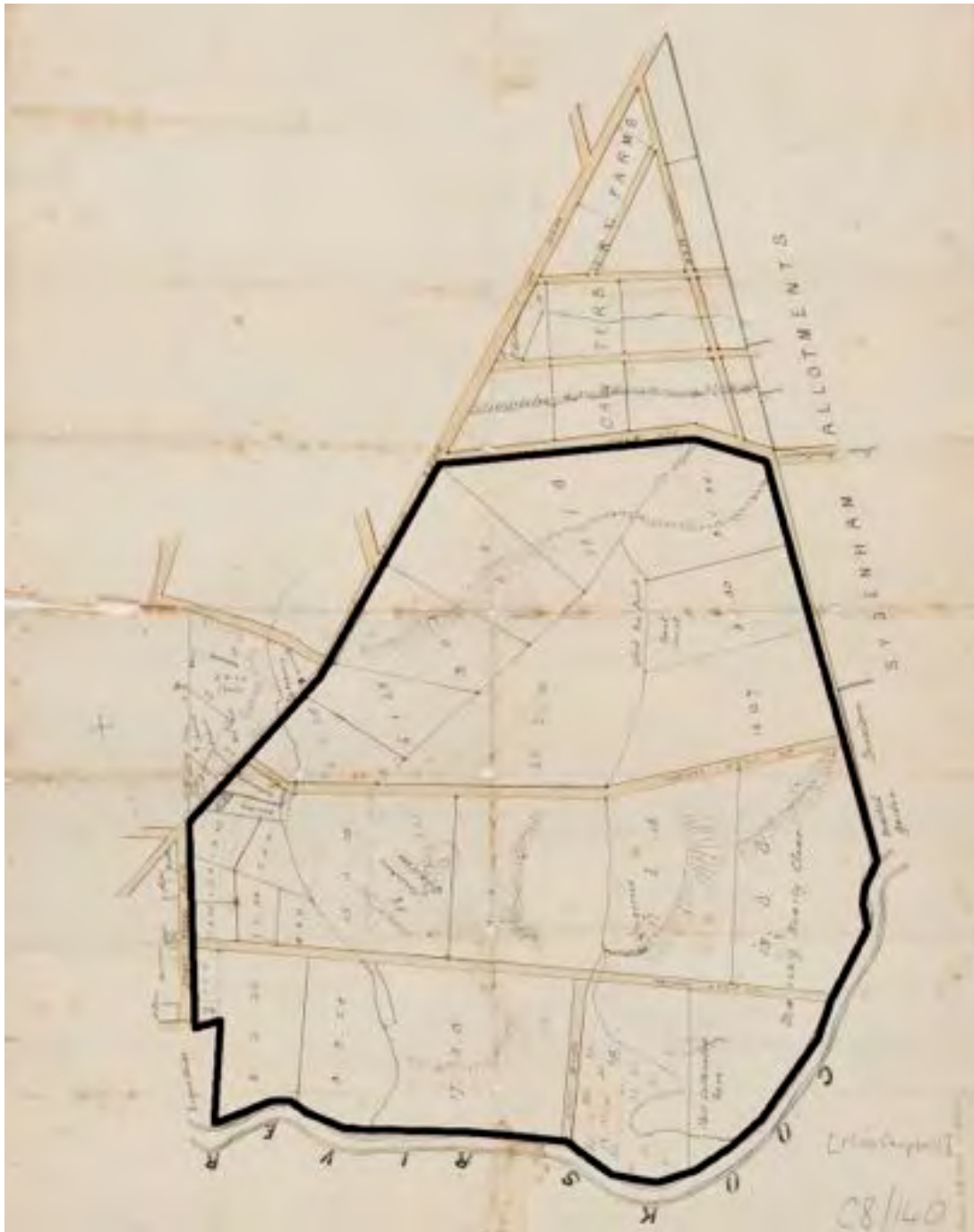


Figure 9: A plan dating from the period 1856-1858 of Miss Campbell's land at Canterbury with the area of Hurlstone Park demarcated by the black line. By this plan Miss Campbell leased the land in the period prior to the sales in freehold that commenced in the late 1870s. Depicted are paddocks, quarries, and road network that were retained in later subdivisions. Source: State Library NSW Canterbury Subdivision Plan No. 140

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).

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<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

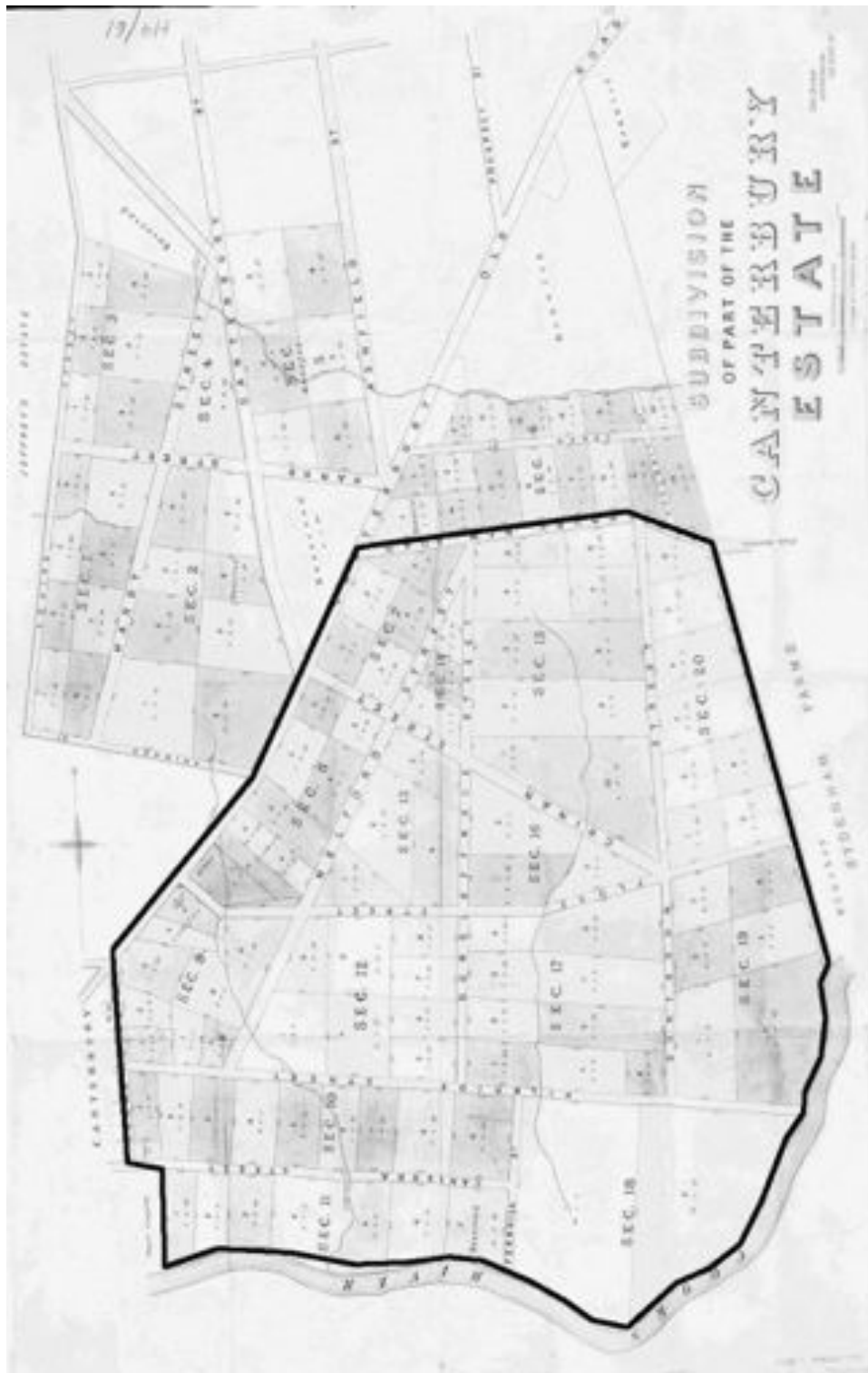


Figure 10: The plan of the subdivision in freehold of Miss Campbell's land at Canterbury of about 1876, with the area of Hurlstone Park demarcated by the black line. This land release offered large suburban blocks of a few acres, which were re-subdivided in the following decades. The present day network 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>

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<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 Burkham 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.

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<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 Dunstaffenage 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>

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<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 Jeffrey's 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



Figure 18: (Left) Hurlstone Park No. 2 Estate 1914 which created Wallace and Barton Avenues Source: State Library of NSW

Of this group, especially large land releases were the Hurlstone Park Estate 2nd land release of 1914 (see Figure 17 above). This represented a subdivision of two blocks (Lots 8&9 in Section 15 (in Deposited Plan 191) purchased in 1881 by dairyman John Sullivan<sup>89</sup> and it was Sullivan's dairy in the years prior to the subdivision.<sup>90</sup> Sullivan died in 1910 at his residence Glen Ayr, Duntroon Street,<sup>91</sup> and the subdivision was undertaken for his widow, Ellen. Barton and Wallace avenues were formed.<sup>92</sup>

Also subdivided in 1914 was David Walker's land at the corner of Canterbury Road and Floss Street.<sup>93</sup>

<sup>89</sup> Torrens Title Dealing 51140

<sup>90</sup> *Sands' Directory*

<sup>91</sup> Advertisement, *Sydney Morning Herald*, 5/12/1910, p.8, 'Mr John Sullivan', *Catholic Press*, 8/12/1910, p.43

<sup>92</sup> State Library NSW Hurlstone Park Subdivision Plan No. 76

<sup>93</sup> State Library NSW Hurlstone Park Subdivision Plan No. 57

It was a subdivision of Lot 1, Section 8 (in Deposited Plan 191) that Walker had purchased in 1887,<sup>94</sup> and that purchase included a cottage (demolished) depicted in the 1870s plan of subdivision noted as being occupied by Walker.<sup>95</sup> Walker (1839-1919) was the local police sergeant.<sup>96</sup> The Woodside Estate subdivision of 1915 (see Figure 18 below) formed Woodside Avenue.<sup>97</sup> It was a re-subdivision of Lot 5 in Section (in Deposited Plan 191) purchased in 1883 by Charles and George Rogers.<sup>98</sup>



Figure 19: (Left) Woodside Estate subdivision, 1915, which formed Woodside Avenue. Source: NSW State Library

<sup>94</sup> Torrens Title Dealing 118832

<sup>95</sup> State Library NSW Hurlstone Park Subdivision Plan No. 61

<sup>96</sup> Deaths, *Sydney Morning Herald*, 8/3/1919; Torrens Title Vol. 830 Fol. 39

<sup>97</sup> State Library NSW Hurlstone Park Subdivision Plan No. 71

<sup>98</sup> Torrens Title Dealing 69036



Figure 20: The location of the land releases at Hurlstone Park undertaken in the years 1890s to 1910s exclusive of the Jeffreys Estate subdivisions.

## 2.14 GARNET STREET AREA

The area fronting the west side of Garnet Street extending to Duntroon Street was subdivided in stages between 1893 and 1900 (see Figure 20 above).

The earliest subdivision, of 1893, was an early (first) example of the Jefferys brothers' land developments at Hurlstone Park.<sup>99</sup> It was a subdivision (in Deposited Plan 2906) of an unsold block from the 1870s sale.

The area to the north was subdivided in 1899 by Edward John Robinson, painter & decorator. This land was formerly Lot 6 in Section 20 (Lot 7 in Section 20 (in Deposited Plan 191) purchased in 1888.<sup>100</sup> Fourteen building blocks were formed fronting either Garnet Street or Duntroon Street.<sup>101</sup> The block north of that, Lot 7 in Section 20 (in Deposited Plan 191), had been purchased in 1881 by the restaurateur Tomaso Compagnoni (1843-1911).<sup>102</sup> From 1898 the block was subdivided in a piecemeal manner.<sup>103</sup> A high number of heritage-listed houses, Nos. 12, 14, 16, 18, 20, 24 Garnet Street, are located within this block, and the piecemeal land release suggests the houses were sold completed. The Sands' Directory for Garnet Street listed only one house, St Elmo, prior to 1899. The area to the north of Compagnoni's block, at the corner of Garnet Street and New Canterbury Road, was subdivided in 1900 as the St Aubins Estate. These blocks fronted New Canterbury Road and represented a subdivision of Lot 8 in Section 20 (in Deposited Plan 191) purchased in 1887.<sup>104</sup>

The southern-most of the Garnet Street subdivisions was undertaken in 1895 as the Fernhill Railway Station Estate (see cover illustration and Figure 15), within which Hampden Street was formed.

## 2.15 HOUSING

Owing to the timing of the land releases at Hurlstone Park from the mid 1890s the predominant form of housing experienced today is the freestanding brick cottage. Some houses were erected in the late nineteenth century prior to and about the time of the opening of the railway, but again these are freestanding cottages. The terrace form of development, aside from in the commercial zones and for shops, was not utilised at Hurlstone Park.

The first (and arguably only) building boom at Hurlstone Park coincided with the federation of the Australian colonies in 1901 with the proclamation of the Commonwealth of Australia. In the years preceding Federation a distinct architectural style for residences became popular; its origins was a form of English Domestic known as Queen Anne, but is generally referred to as the Federation style, which was in vogue between about 1890 and about 1915.

When built, these brick cottages, being either freestanding or semi-detached, were quite distinct from the housing then experienced in the inner city and neighbouring municipalities such as Paddington, Newtown, Redfern and Glebe with their streets of closely set terraces. The Federation style cottage sat within a largish block of land and was set back from the street building line with a garden front with pathway. They were different also in being single storey.

The typical brick cottage of the Federation era incorporated a floor plan that changed little, with its corridor, central in freestanding and off-set in semi-detached houses, with the living and bedrooms at the front, and service rooms (kitchen, bathroom, laundry) at the rear.

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<sup>99</sup> Torrens Title Vol. 1053 Fol. 60

<sup>100</sup> Torrens Title Dealing134130

<sup>101</sup> Deposited Plan 3515

<sup>102</sup> Dealing134130 Dealing 50904

<sup>103</sup> Torrens Title Vol. 546 Fol. 93

<sup>104</sup> Torrens Title Dealing134130

A verandah at the front was universal, as was the quality face brickwork, elaborate timber joinery, and roof with slate or Marseilles pattern terracotta tiles and tall chimneys.



Figure 21: Housing in Duntroon Street, about 1912. A Broadhurst postcard photograph. Source: State Library of NSW (a105277h)



Figure 22: Housing in Duntroon Street, about 1912. A Broadhurst postcard photograph. Source: City of Canterbury Local History Photograph Collection (201436)



Figure 23: Housing in Hopetoun Street, about 1912. A Broadhurst postcard photograph. Source: State Library of NSW (a105278h)

Many of these houses were built by local builders as speculative developments where the land was purchased, the house quickly built, and then on sold. Consequently, some neighbouring houses had a similarity about them prior to post Second World War alterations. However, some cottages with blocks facing two streets were treated to especially elaborate decoration as show-pieces. The works of speculative builders in this era have been identified at:<sup>105</sup>

28-32 Dunstaffenage Street by builder Arthur Genders, 1911-1912

34-40 Dunstaffenage Street by builder William Pendlebury, 1911

4-8, 9 & 21 Gower Street by builder William Pendlebury, 1912-1921

2-4, 8-10 Wallace Avenue by James Herring Peddle

1-3 Euston Street for Mark Isaac Bear, ca 1912

9-11 Euston Street for Frederick Henry, 1911-12

In the decades preceding the era of the Federation style cottage, late Victorian Rustic Gothic, Victorian Georgian and Victorian Italianate styles were popular. A small sample of Victorian Italianate style cottages is encountered in Garnet Street and Duntroon Street. Most of these seem to date from the mid 1890s and represent late examples of the style. An example, perhaps built in the early 1880s, once stood at the corner of Church/Kilbride within an allotment formed in 1881.

<sup>105</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005





Figure 24: A weatherboard cottage built circa 1880s at the corner Church and Kilbride streets (demolished). The cottage was located within a land release of 1881. Source: City of Canterbury Local History Photograph Collection (210118)

In the decades following the end of the First World War, the California Bungalow style came into vogue. The style continued with some aspects of the preceding Federation cottage but was less elaborate or showy in its detailing. The difference between the two is particularly evident in the roof with the California Bungalow adopting a low-pitched gable.

With the economic downturn of the Great Depression new building was curtailed for a good number of years. When the economy began to recover from the mid 1930s blocks of flats were built for letting. These suburban flats were usually small-scale developments of two storeys with two to four flats. They were built with some economy and architectural decoration was limited to the front facade and especially around the street entry.

Prior to the Strata Title Act of 1961 ownership of flats was hindered by the conveyancing laws in NSW. The new act created the opportunity for builders and developers to erect large blocks of flats and on-sell them to individual owners. Building of flats soon developed into the principal form of new building activity in suburbs such as Hurlstone Park, and the era of the cottage and bungalow came to a close.

Also in the post-war period up to the present, earlier houses within Hurlstone Park have been replaced with more modern houses or have undergone changes such as first floor additions, cement rendering of face brickwork, reroofing with concrete roof tiles, installation of aluminium framed windows. From the 1980s onwards a growing appreciation of earlier housing styles has led to some restoration work to the earlier houses within Hurlstone Park.



## 2.16 COMMERCIAL ACTIVITIES

The building of the railway brought both suburban settlement and also commercial areas serving that population. In the nineteenth century the few commercial premises were located along the Canterbury roads. In the early twentieth century rows of shops were erected along the roads that radiated from the station - Crinan and Duntroon streets and the eastern length of Floss Street. The commercial development in these areas followed the staged timing of the land releases.

### CRINAN STREET PRECINCT

The row of shops on the southern side of Crinan Street (Nos. 2-42) were opened up for development in 1903 in the Jeffreys 2nd Subdivision (Deposited Plan 4061). That subdivision provided narrow-fronted blocks fronting Crinan Street and also the north side of Floss Street, with rear lane access. The Jeffreys land release specifically noted the availability of 'business sites'.<sup>106</sup> To the north of these blocks was Pendlebury's brick pit, and shortly after this land release the first shop was built by William Pendlebury.<sup>107</sup>

Along the northern side of Crinan Street (Nos. 1-25) the Fernhill Station subdivision of 1911 (Deposited Plan 6091) provided 18 narrow fronted blocks with a rear laneway. This area had been part of Thomas Cavey's brickpit; Cavey having purchased the land (Lot 10 in Section 15 (in Deposited Plan 191) in 1881.<sup>108</sup> The local post office and public telephone was located in this group at first.<sup>109</sup>

To the west, at the corner of Crinan and the east side of Dunstaffenage streets a small group of shops were built from 1904.<sup>110</sup> This area had been opened up for development between 1893 and 1895 in the Fernhill Estate and Pendlebury's Estate sales, both being former brick pits.



Figure 25: The Federation era shops on the north side of Crinan Street are depicted in this undated, ca 1920s, photograph. This part of the Crinan Street commercial zone had been released for sale in 1911. Source: State Library NSW (bcp 02341r)

<sup>106</sup> State Library NSW Hurlstone Park Subdivision Plan No. 23

<sup>107</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

<sup>108</sup> Torrens Title Dealing 50674

<sup>109</sup> *Sands' Directory*, 1930

<sup>110</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

The commercial area on the south side of the railway station along Floss Street (Nos 8-34) was opened up in 1912 as the Hurlstone Park Estate subdivision of 1912 (Deposited Plan 6790). Fifteen blocks were offered, all without rear lane access.<sup>111</sup> This area had been part of land owned by tanner John Giblett.<sup>112</sup>

The timing of the Fernhill Station and Hurlstone Park estates (1911/1912) coincided with the rebuilding of the railway station buildings in brick in the form seen today, whereas in the preceding decades they were weatherboard austerity buildings, and completion of the sewer.

#### CANTERBURY ROAD DEVELOPMENTS

The commercial development along the Canterbury roads had no consistency about it and was undertaken in a piecemeal manner, however the staged completion of government tramway from the city to its final terminus Canterbury railway station in 1921 fostered new development. This tramway from the city had reached and terminated at the junction of New Canterbury Road and Marrickville Road, Dulwich Hill, in 1889. That line was extended along New Canterbury Road in 1913 to a new terminus at the Canterbury Road intersection. By this work the northern fringe of Hurlstone Park was serviced by tram from 1913. In 1921 the tramway was extended south along Canterbury Road terminating at the railway station.<sup>113</sup>

That commercial development followed was evident at the intersection of the Canterbury roads. This area (within the study area) had been opened up for development in 1900 in the Segenhoe Estate subdivision,<sup>114</sup> and the area was generally known as Wattle Hill (hence Wattle Lane). A major commercial development in this area was the Hurlstone Park Hoyts (demolished) at No. 686 New Canterbury Road. The theatre was built in 1927 (architects Karberry and Chard). It closed as a cinema in 1960 and then was converted to a popular ice-skating rink. The building was badly damaged by fire in 1971 and was demolished a few decades later.<sup>115</sup> The Hurlstone Park Hotel (Nos. 590-602 New Canterbury Road) was built in 1931. The hotel was erected for brewers Tooth & Co to the design of architect Eric Lindsay Thompson (1905-1957).<sup>116</sup>

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<sup>111</sup> State Library NSW Hurlstone Park Subdivision Plan No. 126

<sup>112</sup> Torrens Title Vol. 1511 fol. 249

<sup>113</sup> Keenan, DR, *The South-Western Lines of the Sydney tramway system*, Transit Press, Petersham, nd (1992), pp. 22-25

<sup>114</sup> State Library NSW Hurlstone Park Subdivision Plan No. 46

<sup>115</sup> Sharp, B, *A pictorial history of Sydney's suburban cinemas*, Strawberry Hills, 1982, p97

<sup>116</sup> State Records NSW Plans 70729-70732



Figure 26: The commercial zone at the northern end of New Canterbury Road in 1954. This area was once known as Wattle Hill, and had been opened up for development in 1900 in the Segenhoe Estate subdivision. The now demolished Hurlstone Park Hoyts at No. 686 New Canterbury Road was opened in 1927. Source: Keenan, DR, *The South-Western Lines of the Sydney tramway system*, Transit Press, Petersham, nd (1992), p.48.



Figure 27: The Hurlstone Park Hotel (Nos. 590-602 New Canterbury Road) was built in 1931. The hotel was erected for brewers Tooth & Co to the design of architect Eric Lindsay Thompson. Source: *Construction and Real Estate Journal*, 21/10/1931, p.9

On Canterbury Road there were clusters of shops around the intersection with Floss Street (the group at Nos. 124-128), and also at the intersection with Crinan Street (now car park in part).<sup>117</sup> A major commercial development in this area was the Canterbury Palace Picture Theatre (Nos. 130-142 Canterbury Road) between Floss and Church Street. The theatre was built in 1922 shortly after completion of the tramway. It closed as a cinema in 1960 and was demolished in the late 1990s.<sup>118</sup>

<sup>117</sup> *Sands' Directory*, 1930

<sup>118</sup> Sharp, B, *A pictorial history of Sydney's suburban cinemas*, Strawberry Hills, 1982, p.129



Figure 28: The now demolished Canterbury Palace Picture Theatre (Nos. 130-142 Canterbury Road) was opened in 1922 shortly after completion of the tramway to the railway station. Source: Sharp, B, *A Pictorial History of Sydney's Suburban Cinemas*, Strawberry Hills, 1982, p.129

## 2.17 SERVICING THE RESIDENT COMMUNITY

With the coming of a suburban residential population came community facilities such as churches, social clubs and halls, schools, and commerce such as licensed hotels and shops, etc. Their history represents a relatively late development in the history Canterbury LGA when it is considered the neighbouring historical village of Canterbury to the west was subdivided in 1841, and a place of employment in the sugar works was opened at the same time. The opening of the railway station at Ashfield in the mid 1850s resulted in earlier developments in the areas north of Hurlstone Park. At Hurlstone Park there is only one school, the Edgeware School in Burnett Street (a special-purpose public school). The churches, until recent times, were stoutly Protestant.

### CHURCHES

In the nineteenth century residents of Hurlstone Park were required to travel to neighbouring suburbs to worship. This would have presented no problem for Anglicans for St Paul's Church and its cemetery are located nearby across Canterbury Road.



Figure 29: This quaint Presbyterian Church once stood at the north-east corner of the intersection of Canberra Street and Church Street. The foundation stone laid by John Pope on 17th July 1880, and it was completed and opened in November 1880 by the Rev JM Ross. In the background is Hurlstone Park prior to the onset of the house-building boom from about 1900. Source: Courtesy Miss D Roberts and City of Canterbury Local History Photograph Collection (010230)

The churches opened within Hurlstone Park resulted from the development of a suburban community about Federation. However, church opening did happen in the late Victorian era, this being the now removed Presbyterian Church at the north-east corner of the intersection of Canberra Street and Church Street. This church was plotted as the 'Scotch Church' on surveyors Higinbotham and Robinson's map of the Municipality of Canterbury published in the mid 1880s. The foundation stone of this church was laid in July 1880 and it was opened in November 1880. It was described at the time as being intended to be built of stone and measured 45 feet (13.7m) by 25 feet (7.6m). It was part of the Presbyterian parish of St David's, Ashfield. Its foundation was supported also by the timber merchant John Hay Goodlet (1835-1914) who had purchased Canterbury House in 1876, and was a major benefactor of the Presbyterian Church. It was located within land owned since the early 1840s by the sugar company, and gifted (in trust) by the manager at the time, Edward William Knox.<sup>119</sup> While the sugar works had employed Scots it had closed in 1854 and it was only in 1880 that some possibility of renewal appeared. In 1888 the works and historical land holding (i.e. inclusive of the church) were sold to the bacon processors JC Hutton Pty Ltd.<sup>120</sup> In 1893 it was reported the 'prettily-built and pleasantly situated Presbyterian Church of Canterbury, was reopened after a lapse of three years.<sup>121</sup> The church was left without a minister in 1894,<sup>122</sup> and in 1896 the congregation was merged with Rosedale (now Croydon Park).<sup>123</sup> When demolished is not known currently, but was standing by about 1905.<sup>124</sup>

<sup>119</sup> 'New Presbyterian Church at Canterbury', *Sydney Morning Herald*, 19/7/1880, p.3; News of the day, *Sydney Morning Herald*, 9/11/1880, p.5

<sup>120</sup> Madden and Muir 1993, p.14; Old System Conveyance Book 851 No. 784

<sup>121</sup> 'Canterbury Presbyterian Church', *Evening News*, 2/2/1893, p.7

<sup>122</sup> 'Canterbury Presbyterians', *Evening News*, 28/8/1894, p.2

<sup>123</sup> 'Canterbury Presbyterian Church', *Evening News*, 25/5/1896, p.8

The Methodists laid the foundation stone for the church in August 1912 and had opened their church at Hurlstone Park (No. 8 Melford Street) by January 1913<sup>125</sup>.



Figure 30: The Methodist Church (now a Uniting Church) at No. 8 Melford Street was opened in August 1912. According to this source, the architect was A. G. Newman. Source: *The Methodist*, 17/8/1912, p.12

The local Circuit had been founded in 1911 from the Lewisham Circuit, and its the rapid progress in building a church was thought remarkable. A local supporter was building contractor William Pendlebury. The cost was put at 1,650 pounds, and the architect was Alfred Gambier Newman.<sup>126</sup> A.G. Newman (1876-1921) was a member of the Methodist Church and son of a Methodist minister. Newman had moved to Strathfield from South Australia in 1906, and initially undertook commissions for the Vickery family in NSW, and thereafter many commissions for the Methodist church.<sup>127</sup> The former St Stephens Anglican Church (Nos. 648-668 New Canterbury Road) was founded in 1908 and was connected originally with the parish of Holy Trinity, Dulwich Hill. The first structure was a weatherboard combined church school (still standing). The existing brick church was built in 1924 at a cost of 4,000 pounds. The architect was John Burcham Clamp (1869-1931) then in partnership with Clifford Horace Finch (1894-1967).<sup>128</sup> The rectory was built in 1930 (not necessarily on

<sup>124</sup> Cameron, J., *Centenary history of the Presbyterian Church in New South Wales*, Angus and Robertson, 1905, p.329

<sup>125</sup> *The Methodist*, 11 January 1913, page 3 "A Sunday in Suburbia" reports the church as open for worship at that time.

<sup>126</sup> 'New Church at Hurlstone Park', *The Methodist*, 17/8/1912, p.12

<sup>127</sup> Personal Notes, *Cumberland Argus*, 22/1/1921, p.1, also NSW Chapter Aust. Institute of Architects biography for A.G. Newman

<sup>128</sup> 'New Church at Hurlstone Park', *Sydney Morning Herald*, 2/6/1924, p.9; 'New Church at Hurlstone Park', *Sydney Morning Herald*, 18/6/1924, p.9

the same site).<sup>129</sup> Clamp designed many suburban Anglican churches. It is now a Greek Orthodox Church.



Figure 31: This hand tinted photograph by the commercial photographer Broadhurst was captioned 'St Saviours' CE, Fernhill', but is probably St Stephen's at Fernhill (now Hurlstone Park), which opened in 1908. Source: State Library of NSW (105276)

The now demolished Congregational Church was located at the corner of Crinan and Melford streets (now park reserve). It was opened in 1901. It absorbed the Canterbury congregation in 1911, and it is not known if a new church was then built (but probably not).<sup>130</sup>

#### OTHER PROTESTANT ASSOCIATIONS

Located at the eastern fringe of Hurlstone Park were two institutions of the Protestant faith, but not directly associated with any particular church; these being the Masonic Centre or Hall in Duntroon Street, and the former NSW Protestant Federation Children's Home at 50 Garnet Street. In both instances they were considered part of Dulwich Hill in their formative years.

The Masonic Hall at 65-67 Duntroon Street was opened about 1907,<sup>131</sup> and there have been later additions.<sup>132</sup>

The Protestant Children's (or Girl's) Home was opened in 1921 by John Thomas Ness. Ness (1872-1947) was the MLA for the district between 1922-1938, and alderman of Marrickville Council between 1908 and 1922 (and mayor). Ness formed the NSW Protestant Federation, and was its Chief President from 1920 to 1925. The institution was a home for girls mostly from single parent families, and at one time there were 90 girls in care. The original premises at 50 Garnet Street was a large two-storey house named "Tinonoe". This was altered and added to in 1947. From the mid 1970s boys were admitted also.

<sup>129</sup> 'St Stephen's, Hurlstone Park', *Sydney Morning Herald*, 4/3/1930, p8

<sup>130</sup> 'Hurlstone Park Congregational Church', *Sydney Morning Herald*, 25/7/1935, p.8

<sup>131</sup> Trove newspaper search

<sup>132</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005



In 1980 the home was closed by the then owners, the Anglican Church, and in 1983 the property was sold to the Siddha Yoga Ashram.<sup>133</sup>



Figure 32: The former Protestant Children's (or Girl's) Home at 50 Garnet Street after major alterations were completed in 1947.  
Source: Courtesy City of Canterbury Local History Photograph Collection (030881)

## 2.18 PARKS AND RESERVES

At Hurlstone Park, the Jeffreys family in 1910 set aside a small public reserve (Euston Reserve) at the intersection of Euston Road and Floss Street. About the same time, in 1911, the Hurlstone Park Progress Association lobbied the State Government for a large public reserve that was level and so suitable for playing cricket and football.<sup>134</sup> The area the Association had in mind was presumably present day Ewen Park (resumed in 1921).

<sup>133</sup> Notes prepared by Catherine Hardie for Canterbury City Council, February, 2012

<sup>134</sup> 'Park at Cooks River', *Sydney Morning Herald*, 8/12/1911, p.12





Figure 33: A government survey prepared in 1913 for the resumption of the 100 feet high water reserve of Cooks River. Source: NSW Crown Plan 4294.3000



Figure 34: An undated, ca 1920s, photograph of the banks of Cooks River with Ewen Park (formed in 1921) in the background. Source: Joyce Overton and Courtesy City of Canterbury Local History Photograph Collection (200357)

In 1913 the government resumed the 100 feet (30.5m) reservation on the north bank of Cooks River (length west of Starkey Street) from the then owners, the Jeffreys, for a public reserve.<sup>135</sup> This was part of the grant of the 177¼ acres (71.73ha) formally granted to Robert Campbell in 1842; owing to this late date in the issue of the deed of grant, the government was entitled to this land under regulations introduced in 1828-1831.

The resumption for Ewen Park with an area of 15½ acres (6.27ha) was gazetted in August 1921 on behalf of Canterbury Council.<sup>136</sup> The area had previously been a commercial turf farm evidently in part (about 6 acres (2.42ha)).<sup>137</sup>

#### HURLSTONE PARK BOWLING AND RECREATION CLUB

The bowling club located in Marcia Street seems to have been established in 1946.<sup>138</sup> It was formerly the site of a number of tennis courts.<sup>139</sup>

#### WAR MEMORIAL

The First World War had a great impact on the people of Hurlstone Park, as it did in every community throughout Australia. The families of Hurlstone Park sent 160 men to war, and of those 30 died. To ensure this tragedy was never forgotten, the local community erected a memorial in 1920 at a cost of 450 pounds (\$29,920 today adjusted for inflation). This 18ft (5.48ha) high granite column was located near the railway station,<sup>140</sup> and was relocated to Euston Reserve after the Second World War.<sup>141</sup> As Hurlstone Park developed into a suburban community in the years preceding the war, the names stand as testament to the first generation of local families.

#### RETURNED SERVICES

After the First World War there began a movement for the establishment of clubs or meeting places for the returned veterans. This occurred across Australia, and the Canterbury area the first instance was the sub-branch of the RSL opened in 1927 at the corner of Canterbury Road & Crinan Street. Prior to Second World War various venues were used, with the existing site being purchased in 1947. The first clubhouse here was a pair of converted former army huts. In 1954 a memorial chapel was built on the site. Extensive additions to the licensed and gaming areas were completed in 1970 when it became the second largest RSL club in NSW. The Club has continued to upgrade its facilities, in particular involving major redevelopment since 2013, and neighbouring properties have been purchased and incorporated in the club site, which is now addressed 18-34 Canterbury Road.<sup>142</sup>

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<sup>135</sup> NSW Crown Plan 4294.3000

<sup>136</sup> *New South Wales Government Gazette*, 19/8/1921

<sup>137</sup> 'Land Court. Cooks River Resumption', *Sydney Morning Herald*, 13/3/1923, p.6

<sup>138</sup> 'More Greens Needed by Bowlers', *Sydney Morning Herald*, 11/2/1946, p.7

<sup>139</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

<sup>140</sup> 'War Memorial. Hurlstone Park', *Sydney Morning Herald*, 20/9/1920, p.8

<sup>141</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

<sup>142</sup> 50 wonderful years: Canterbury-Hurlstone Park RSL Club Limited, Canterbury-Hurlstone Park RSL Club, 1997



Figure 35: The Canterbury Road frontage of the Canterbury-Hurlstone Park Sub Branch of the RSL Memorial Chapel when opened in 1954. This served as a war memorial and was not part of the licensed gaming and entertainment areas. Since demolished. Source: Glenn Ross Courtesy City of Canterbury Local History Photograph Collection (100899)

## 2.19 HERITAGE VALUES

The heritage values of Hurlstone Park to contemporary society were examined first in 1988 by consultants Terry Kass and Meredith Walker. Their work, commissioned by City of Canterbury Council, looked at the whole Canterbury LGA. This 1988 study did not identify any areas within Canterbury LGA as being conservation areas, but did recommend individual places be given statutory heritage protection under the Local Environmental Plan. Within Hurlstone Park these places included:

- No. 67 Floss Street (Euston House)
- Nos. 1, 3, 7, 9, 11, 13, 15 & 21 Euston Road
- Nos. 12, 14, 16, 18, 20, 24, 30, 58-60 Garnet Street
- Nos. 19, 23, 25 & 27 Hopetoun Street

NSW Statutory authorities have also heritage listed the following places in their Section 170 Heritage & Conservation Registers:

- No. 12 Floss Street, Electricity Substation No.57;
- Hurlstone Park Railway Station Group, and
- The Foord Avenue railway bridge

Both the railway items are also listed as heritage items in Schedule 5 of the Canterbury LEP (2012).

In 2001 City Plan Heritage was commissioned by City of Canterbury to conduct a review of the 1988 study. It comprised a reassessment of the existing inventory of heritage items, and a survey of the whole of the Canterbury LGA to identify new heritage items, conservation areas and streetscapes, and also reviewed existing heritage listings. This review was completed in 2006.

That 2006 review upheld the existing LEP-listed heritage items within Hurlstone Park. It also recommended the listing of new heritage items, conservation areas and heritage streetscapes and landscape items, some of which were within Hurlstone Park.

While the 2006 Review was reported to Council in 2011, it has not yet been fully implemented. As part of this Study, the 2006 Review has been reappraised.

### 3.0 SIGNIFICANCE ANALYSIS OF HURLSTONE PARK

Determining heritage values, particularly where there has been a considerable amount of change in an area, can be difficult.

A Heritage Conservation Area (HCA) is an area with largely historical and aesthetic significance, which together create a sense of place. Important elements that contribute to the heritage significance of a HCA include historical subdivision patterns, streetscapes of buildings from particular periods, the architectural styles of buildings, fences, trees - including street trees - and gardens.

Hurlstone Park is significant as a suburb that was largely developed from 1911 when the combination of accessible public transport and sub-division of the area (that had been historically in one ownership) resulted in a series of consistent developments taking place.

While there is a small and significant underlying late Victorian period history, unlike many settlements along established transport routes, the Hurlstone Park area was predominantly an area developed in the early twentieth century, which is seen today in consistent streetscapes of late Federation period houses and later Inter-War period houses.

While the area contains buildings from other periods, these two historical development phases predominate and give the suburb its particular historic character.

Hurlstone Park was largely developed from a series of subdivisions that were undertaken between the 1890s and the 1920s (with the earliest suburban subdivision dated 1893). The area remained sparsely developed in the 1890s however, and housing and commercial development predominantly took place in the period 1900-1920s (encompassing the Federation and Inter-war periods) of the early 20<sup>th</sup> century. Inter-war period development in Hurlstone Park included a small number of inter-war residential flat buildings.

This historical development pattern is reflected now in a built environment with a scattering of late Victorian period housing (many of these buildings already heritage listed), streetscapes of Federation and Inter-war housing, and later redevelopment from the mid 20<sup>th</sup> century to the present, the latter replacing earlier houses with newer ones or with 1970s to recent medium density and residential flat development. Some of the earlier houses have also been altered in a manner which detracts from their original character.

The methodology of identifying potential HCAs used in this study (outlined in the Executive Summary) has involved examination of the history of the area and its' historical subdivision patterns as well as photographing all buildings and mapping the "building contribution" values of all buildings within Hurlstone Park. The maps in Attachment 2 of this report show the boundaries of the recommended potential HCAs, and the percentages for the "building contribution" values throughout the suburb and within each potential HCA.

In identifying potential HCAs and determining boundaries, all of this information has been evaluated. The historical subdivision patterns and boundaries, the building contribution value of particular streetscapes, and the overall aesthetic significance of streetscapes.

It is considered that in defining a potential Heritage Conservation Area, such an area should be an area where there is:

- a high percentage of Heritage significant and/or Contributory buildings on both sides of a street, in particular Contributory 1 buildings, indicating a high level of integrity to the streetscape; and/or
- a streetscape or built quality (represented by heritage significant or Contributory 1 buildings), which illustrates a distinctive historical subdivision or portion of a subdivision, even where there this may only occur on one side of a street.

Note that historical street tree plantings, such as the brush box street trees in Melford Street and Barton Avenue, also contribute to the quality of a streetscape.

The thematic history in this report and the fieldwork (see Section 5.0 and mapping in Attachment 2) have identified areas within Hurlstone Park which retain a high percentage of 1890s, Federation and Inter-war period housing, and which are recommended as potential heritage conservation areas. The study has also identified a number of potential heritage items (see section 4.0 below).

Overall, the combined percentage of buildings of heritage significance and contributory buildings (a combination of listed heritage items, potential heritage items, Contributory 1 and 2 buildings) within Hurlstone Park is 59% (see table below), however as shown on the overall map of the suburb in Attachment 2, there are a scattering of such buildings throughout the area.

Table 7 below sets out the percentages of building types by heritage or contributory category within Hurlstone Park.

Table 7: Hurlstone Park – Percentages of Building types by heritage or contributory category

Category of building	No. of buildings or percentage
Heritage item (listed in LEP)	21
Potential heritage item (identified in Table 8 below)	51
Contributory 1 (as defined in Table 1, Section 1.2)	549
Contributory 2 (as defined in Table 1, Section 1.2)	83
Non Contributory (as defined in Table 1, Section 1.2)	489
Percentage of Total Heritage significant & Contributory (1 <sup>st</sup> 4 categories combined)	59%
Percentage of Total Non Contributory	41%

## 4.0 POTENTIAL HERITAGE ITEMS

Heritage items are often highly valued by local communities as they establish a “sense of place” in an area and often illustrate aspects of the area’s history as a form of “open air museum”.<sup>143</sup>

A heritage item is a place which has been:

- Assessed as significant under NSW State Heritage Significance criteria which cover historical, historical associational, aesthetic/technical, social, and/or research significance and the rarity or representiveness of a place. Heritage items may be of local, state or national significance on one or more of these criterion. The NSW Heritage Council publication *Assessing Heritage Significance*<sup>144</sup> is the reference publication for how significance assessments are undertaken.
- Listed in a Heritage Schedule within a statutory planning instrument such as a Local Environmental Plan.

When a place has been initially identified as a *Potential heritage item*, this means that the heritage assessment process referred to above has yet to be undertaken. Places will only be recommended for listing as heritage items once the heritage assessment process has been completed and the outcome has been a recommendation to proceed with statutory heritage listing. For this reason, it is not a given that all places in a list of potential heritage items will later proceed to be heritage listed. The final outcome depends on the research and heritage assessment process undertaken to fully assess the potential heritage item.

Table 8 below lists 51 potential heritage items identified within Hurlstone Park. The items in this table have been identified from historical research in Section 2.0 of this report, and also from previous studies of the area and fieldwork undertaken for this Study (or a combination of these sources). The reasons for the potential heritage item identification are also given in the table. These potential heritage items are recommended for further historical research and heritage significance assessment to determine heritage significance and whether the potential items should be recommended for future LEP heritage listing or not.

Table 8: Potential Heritage Items in Hurlstone Park

Description	Address	Lot & DP	Detailed Description/Comment
Weatherboard cottage “Lydia”	40 Acton Street	Lot 21, DP623455	Single storey detached weatherboard house with terracotta tiled roof, bullnose corrugated iron front verandah
Edgeware School (Special purpose public school)	6 -20 Burnett Street	Lot 105, DP8865	Public school buildings constructed prior to 1943 (from 1943 aerial photo)
Federation weatherboard House “Mandilla”	4 Canberra Street	Lot 2 DP 503010	Federation weatherboard House “Mandilla”. Weatherboard house with corrugated iron roof, return bullnose corrugated iron roofed verandah, single storey detached

<sup>143</sup> The term “Open air museum” was popularised by D.N. Jeans and Peter Spearitt in their 1980 publication “The open air museum: the cultural landscape of New South Wales”

<sup>144</sup> Available online at

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritagesignificance.pdf>

Description	Address	Lot & DP	Detailed Description/Comment
Pair of houses "Trevona or "Catherine" (22); "Glenelsie" (24)	22 & 24 Canterton Street	Lot 13, Sec 2 DP 5100 & Lot 14, Sec 2 DP 5100	Both Federation Queen Anne style brick houses, single storey detached. No. 24 has similar detailing to Nos. 1-3 Melford Street (may be same builder)
Weatherboard Cottage	49 Church Street	Lot 1 DP 945901	Narrow fronted freestanding weatherboard cottage with hipped and gabled corrugated iron roof, freestanding, detached
Pair of Federation period shops with original shopfronts	13 & 15 Crinan Street	Lot 9 DP 6091 Lot 10 DP 6091	Pair of Federation period shops with rare original shopfronts. Within potential Crinan Street shops HCA.
Former corner shop	81 Crinan Street	Lot 1, DP 3383	Shop built in 1912 (date on parapet); Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffnage Streets
Weatherboard house	101 Crinan Street	Lot 9, DP 3383	Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffnage Streets
Group of late Victorian & Federation period Houses (6 houses) including: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78)	Nos. 66, 68, 70, 72, 76 & 78, Crinan Street	Lot 5, DP 3342 Lot 4, DP 3342 Lot A, DP 365662 Lot 2, DP 700041 Lot 1, DP 931430 Lot 1, DP 915598	No. 66 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house  No. 68 – Victorian Filigree freestanding single storey, narrow fronted rendered brick house  No. 70 – freestanding single storey narrow fronted Federation Filigree style house  No. 72 – freestanding single storey Federation Queen Anne style brick house  No. 76 - freestanding single storey Federation Queen Anne style brick house  No. 78 – Victorian Italianate style freestanding single storey rendered brick house
House "Toorak" or "Stratford"	96 Crinan Street	Lot 5, DP 5924	Freestanding single storey Federation Queen Anne style brick house with slate roof, original front fence
Federation Queen Anne style houses group (5 houses)	Nos. 38 to 46 Dunstaffnage Street	Lots 1 & 2, DP123813 (No. 38) Lot 1, DP124110 (No. 40) Lot 1, DP947077 (No. 42) Lots 1 & 2, DP123818 (No. 44) Lot 1 DP950133 (No. 46)	Group of Federation Queen Anne style houses, single storey, detached, slightly elevated above street level. The house are angled and staggered in relation to the street alignment. Originally part of the 5 <sup>th</sup> Jeffreys Estate subdivision of 1910 (which included Euston Street and Gower St) however this area later resubdivided to create extra lots. Nos. 38 and 40 at the south end of this group are known to have been built by builder William Pendlebury in 1911 (see History). The three northern houses all have fin walls at the southern ends of the front verandahs and would appear to have been built by a single (unknown) builder.
Federation Queen Anne style pair of	27 & 29 Duntroon	Lot 1 DP7126 (No. 27)	1912 Broadhurst postcard shows development



Description	Address	Lot & DP	Detailed Description/Comment
houses with original slate roofs	Street:	Lot 1 DP952563 (No. 29)	in Duntroon Street at this time.
Federation Queen Anne style pair of semi-detached houses	37-39 Duntroon Street	Lots 1 & 2 DP1069398	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roof.
Federation Queen Anne style house	109 Duntroon Street	Lot 5 DP4448	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof
Federation Queen Anne style house	113 Duntroon Street	Lot 3 DP4448	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof.
Pair of Federation Queen Anne style houses	44, 46 Duntroon Street	Lot 1 DP236096 (No. 44) Lot 2 DP236096 (No. 46)	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roofs. House has an original slate roof
Federation Queen Anne style house	58-60 Duntroon Street	Lot 20, DP558840	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof.
Pair of Federation Queen Anne style semi-detached houses	82-84 Duntroon Street	Lot 1, DP577971 (No. 82) Lot 2, DP577971 (No. 84)	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof
Victorian Italianate style Houses "Glenairlie" or Gwen Villa" (90) & "Broomhill" (92)	90 & 92 Duntroon Street	Lot 1, DP 972451 (no. 90) & Lot 20, DP 3268 (No. 92)	Pair of Victorian Italianate style houses freestanding single storey, rendered or painted brick, No. 92 has a slate roof.
Federation Queen Anne style house	128 Duntroon Street	Lot 1, Section 1, DP3849	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof, with 2 chimneys, and is on an original subdivision lot.
"Euston Reserve" Federation period urban park	2C Euston Road	Lot 2 DP 611627 and closed-off street to the west	Historically significant public park which includes Ficus trees and a war memorial
Federation house	29 Fernhill Street (corner Barre St)	Lot 2, DP309332	Federaton Queen Anne style single storey freestanding face brick house with original slate roof on corner site.
Federation house	31 Fernhill Street (corner Barre St)	Lot 1, DP124160	Federaton Queen Anne style single storey freestanding face brick house with original terracotta tiled roof on corner site.
Electricity Substation No. 57	12 Floss Street	Lot 1 DP 124155	Listed on Section 170 register
Federation period house	46A Floss Street (aka 46 Floss St)	Lot 1, DP927664	Possible former Station Master's Residence

Description	Address	Lot & DP	Detailed Description/Comment
Federation House "Dalraida"	79 Floss Street	Lot 1 DP 981438	Fine Federation Queen Anne style house on corner of Floss & Melford Streets. Part of proposed Floss Street HCA."
Late Victorian period house	42 Garnet Street	Lot 2, DP322881	Freestanding single storey late Victorian period house
Former Children's Home on large site with high circa 1920s brick fence, formal gardens, 4 buildings	50 Garnet Street	Lot 1, DP2906	Former Protestant Federation Children's Home opened in 1921
Worked quarry faces	76-80 Garnet Street	SP21620	Former quarry site (now residential flat development) with remnant worked quarry faces
Pair of Federation semi-detached houses	15-17 Gower Street (corner Melford St)	Lot B, DP106262 (No. 15) Lot A, DP106262 (No. 17)	Unusual pair of asymmetrical Federation Queen Anne style semi-detached houses, single storey face brick with slate roof, on corner site
Inter War California Bungalow on large site	21 Kilbride Street	Lot 1, DP170536	Fine example of Inter-war California Bungalow on large garden site
Federation and Inter-War church buildings	8 Melford Street	Lot 4 DP 3738	Former Methodist Church opened in 1912.
Federation House "Jule Rae"	104 Melford Street	Lot 1 DP 311222	Fine Federation Queen Anne style house on corner of Kilbride & Melford Streets. Part of proposed Melford Street HCA.
Former "St Stephens Anglican Church", Federation and Inter-War period church buildings	648-668 New Canterbury Road	Lot 2 DP 309070 Lot 1 DP 309071 Lot A DP 448353	Former St Stephens Anglican Church (1924 brick church), including original weatherboard church (1908). Brick church designed by architect John Burcham Clamp.

## 5.0 POTENTIAL HERITAGE CONSERVATION AREAS (HCAS)

Following the compilation of fieldwork photography, all buildings within Hurlstone Park were initially rated and mapped using a simple rating system:

- 1) LEP listed heritage item;
- 2) Potential heritage item;
- 3) Contributory building (including Contributory building categories 1 and 2 defined in Table 1, Section 1.2 in this report): generally dating from the original period of subdivision and demonstrating this in form and appearance;
- 4) Non-contributory building: not dating from original period of subdivision and/or not demonstrating the qualities of the buildings from the original period of subdivision (due to either alteration or being a later form of development).

The buildings in the first three categories above were mapped to reveal whether there were any clusters of significant or contributory buildings within Hurlstone Park (refer to Map 1 in Attachment 2 to this report), particularly occurring on both sides of a street or in an area representing a distinctive historical subdivision.

Following the identification of significant/contributory building clusters, further fieldwork and analysis of Contributory building values was undertaken to determine whether these clusters should be recommended as either heritage item groups or as potential new Heritage Conservation Areas, and to determine potential Heritage Conservation area boundaries.

Table 9 below lists seven (7) potential Heritage Conservation Areas identified in this study, and provides the Contributory percentage (combined percentage of heritage items, potential heritage items, Contributory 1 and Contributory 2 type buildings) within each area. Maps showing the potential HCAs with statistics and mapping of heritage significant and contributory buildings for each are included in Attachment 2 to this report.

Table 9: Potential Heritage Conservation Areas identified

Potential HCA name/s	Description	Historical Subdivisions	HCA boundaries	Contributory Percentage
Crinan Street shops HCA	Federation period shops/retail precinct	Eastern side - including parts of Duntroon, Marcia St - Fernhill Station Estate 1911  Western side - Jeffreys Estate 2 <sup>nd</sup> Subdivision 1903	Southern end of Crinan Street (on north side, near Hurlstone Park Railway Station), & Nos. 3-25 Crinan Street; Nos. 4-40 Crinan Street; Nos 21-27 Floss Street; Nos 85-87 Duntroon Street	94%
Duntroon Street HCA	Mix of Victorian, Federation and Inter-war period housing	Garnet Street-1898 & 1899 subdivisions;  Wallace Ave & Barton Avenue - Hurlstone Park No. 2 Estate (1914);  Short St/Fernhill Street - 1893 subdivision;  Woodside Ave - Woodside Estate (undated subdivision, circa 1900-1910)	Includes part of Duntroon Street, Woodside Ave, Barton Ave, Wallace Ave and sections of Fernhill & Garnet Streets (see map in Attachment 2 to this report)	75%

Potential HCA name/s	Description	Historical Subdivisions	HCA boundaries	Contributory Percentage
Floss Street HCA	Federation to Inter-war period shops & houses south of the railway station	Hurlstone Park Estate 1912	Group of shops and houses including shops at Floss Street Nos. 26A-30 Floss Street. Nos. 32-34 Floss Street (built 1916) and houses at Nos. 118-130 Duntroon Street	100%
Hampden Street HCA OR Fernhill Railway Estate HCA	Mix of Victorian Italianate, Federation Queen Anne and Inter-war California bungalow style houses	Fernhill Railway Estate 1895	Hampden St both sides, 2-14 Hampden St; 1-13 Hampden St, 58-64 Garnet Street, 71-83 Duntroon St. See also map in Attachment 2.	91%
Melford Street HCA or Jeffreys Estates 4, 5 & 6 HCA	Federation period housing and streetscapes	Jeffreys Estate No. 4 (1906) Jeffreys Estate No. 5 (1910) & Jeffreys Estate No. 6 (1912)	From the railway line north including parts of Melford Street, Canberra Street, Kirkbride Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, western side of Dunstaffenage Street.  See map in Attachment 2	76%
Melford Street North HCA	A mix of large single storey Federation period houses and small detached and semi-detached late Victorian to Federation period houses	Triangular area initially subdivided 1881-1883, resubdivided 1897-1913. Area on west side of Melford Street initially subdivided 1882-1896, partially resubdivided in 1913	From Nos. 10-16 Dunstaffenage St north (west side only), On Melford St from Wallace Lane north including Nos. 1-29 Melford Street (east side) and Nos. 8 to 14 Melford Street (west side)	88%
Tennent Parade HCA	Inter-war California Bungalows, on elevated side of the street on high sandstone subfloors, looking south over parkland and the Cooks River	Jeffreys Estate 9 <sup>th</sup> subdivision 1917	Nos. 16-30 Tennent Parade	100%

## 6.0 REPORT RECOMMENDATION

That Council proceed to Stage 2 of this project, encompassing:

- Further research on the potential heritage items listed in Table 8 of Section 6.0 of this report and preparation of draft State Heritage Inventory (SHI) forms for potential heritage items determined to be significant
- Preparation of SHI forms for the (7) potential Heritage Conservation Areas identified in Table 9 of Section 6.0 of this report.

## ATTACHMENT 1:

### LATE 1870S AND 1880S LAND SALES AT HURLSTONE PARK

**Late 1870s and 1880s Land sales at Hurlstone Park**  
**(Refer to maps in Figures 11 & 12 of this report)**

Section	Lot	Transfer	Date	Purchaser	Notes
7	1	62420	10/1882	George Alfred Tucker	
	2	122106	4/1887	William Lovet Harris	
	3	122106	4/1887	William Lovet Harris	
	4	846942 847952 663030			Resubdivided in 1913 in DP7347
	5	250551	4/1896	Mrs Emily Scothern	Resubdivided in 1913 in DP7347
8	1	118832	3/1887	David Walker	Dwelling depicted in 1876 plan. Resubdivided in 1914 (DP7891)
	2	47365	5/1881	Jane and Edward Grace	
	3	642391			
	4	44840	12/1880	Edward Tyrell Sayers	
	5-6			Re-subdivided in 1885 in Deposited Plan 1491 = see below	
	7	28387	3/1878	William Phelps	
	8	184960	9/1891	Hercules Wemyss	
9	1-9	not sold			
10	1	57238	4/1882	Michael Seale	

Section	Lot	Transfer	Date	Purchaser	Notes
	7	17981			
11	1	17981			
	2	17981			
	5	A248875			
	7	17981			
	8	A248875			
	9	a248875			
12	5	95902	7/1885	John Slocombe	Resubdivided in 1905 in DP5102
13	1-4	not sold			
14	1	73108	10/1883	Benjamin J Bennett	Dairyman Subdivided in 1897 in DP3338
	2	52111	9/1881	Moses Lacy	
	3	73107	10/1883	Maria L Bennett	Resubdivided in 1913 in DP4052
15	1	57306	5/1882	Anthony Blamire	Brickmaker. Resubdivided in 1893 as the Fernhill Estate DP3137. Formed Barre, Fernhill and Short streets
	2	57306	5/1882	Anthony Blamire	Brickmaker. Resubdivided in 1893 as the Fernhill Estate DP3137. Formed Barre, Fernhill and Short streets
	5	69036	5/1883	Charles and George Rogers	Resubdivided 1915 in DP7126



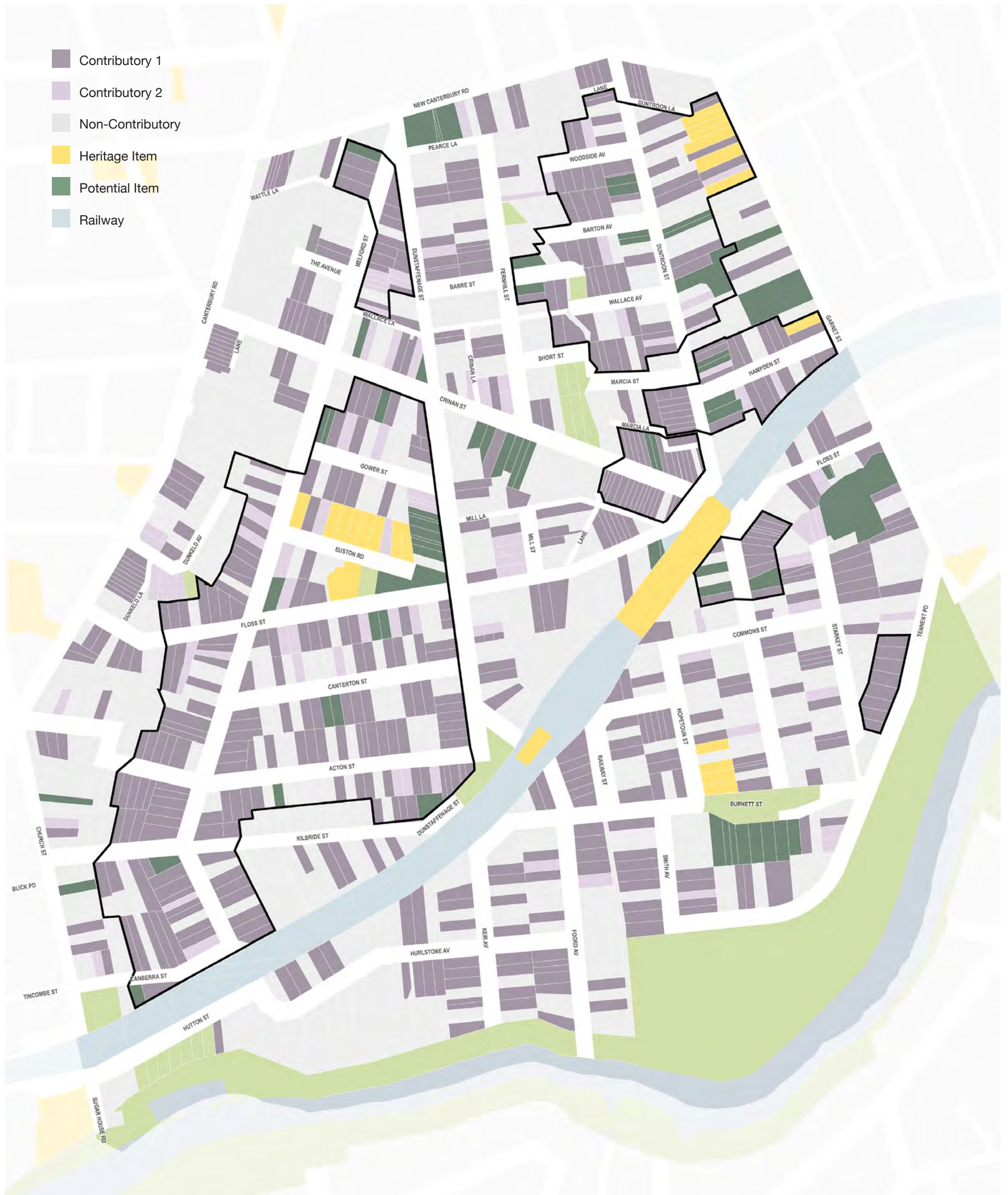
Section	Lot	Transfer	Date	Purchaser	Notes
	6	105868	4/1886	John Campbell Sharp	
	7	55882 241000	3/1882 8/1895	Part Frances Esmerald Vickery Residue Mrs Annie Elizabeth Firth	
	8	51140	8/1881	John Sullivan,	Dairy Resubdivided 1914 in DP7566
	9	51140	8/1881	John Sullivan	Resubdivided 1914 in DP7566
	10	50674	8/1881	Thomas Cavey	Brickmaker. Resubdivided in 1911 as the Fernhill Station DP6091
16	2	94079	??	William Pendlebury	Brickmaker/contractor Part subdivided in 1895 (DP3342)
17	1	A248875			
	4	30431	9/1878	William Augustus Starkey	
	7	179817			
	8	245578 (30432)	9/1878	William Augustus Starkey	
18	2	A248875			
19	3	32748	7/1879	William Augustus Starkey	Resubdivided 1912 in DP6709
	4	32748	7/1879	William Augustus Starkey	Resubdivided 1912 in DP6709
	5	A248875			
	6	A248875			
20	1	66210	2/1883	Ebenezer Vickery	Resubdivided in 1919 in DP DP3268

Section	Lot	Transfer	Date	Purchaser	Notes
	2	66210	2/1883	Ebenezer Vickery	Resubdivided in 1919 in DP DP3268
	3	66210	2/1883	Ebenezer Vickery	Resubdivided in 1919 in DP DP3268
	6	134130	4/1888	Vincent Jacob Zahel	
	7	50904	8/1881	Thomaso Compagnoni	Resubdivided from 1898
	8	122105	3/1887	William Lovet Harris	Resubdivided 1900 in DP3703

ATTACHMENT 2:

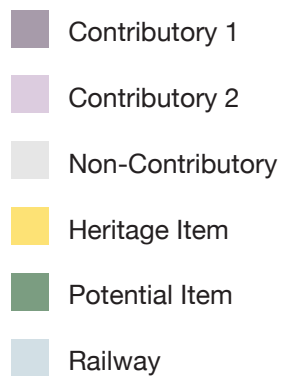
MAPS SHOWING  
POTENTIAL HERITAGE CONSERVATION AREAS  
IN HURLSTONE PARK  
AND  
POTENTIAL HERITAGE CONSERVATION AREAS' HERITAGE  
SIGNIFICANT & CONTRIBUTORY BUILDINGS

## Potential HCAs Overview Map

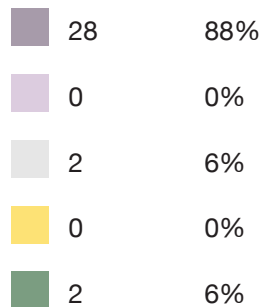




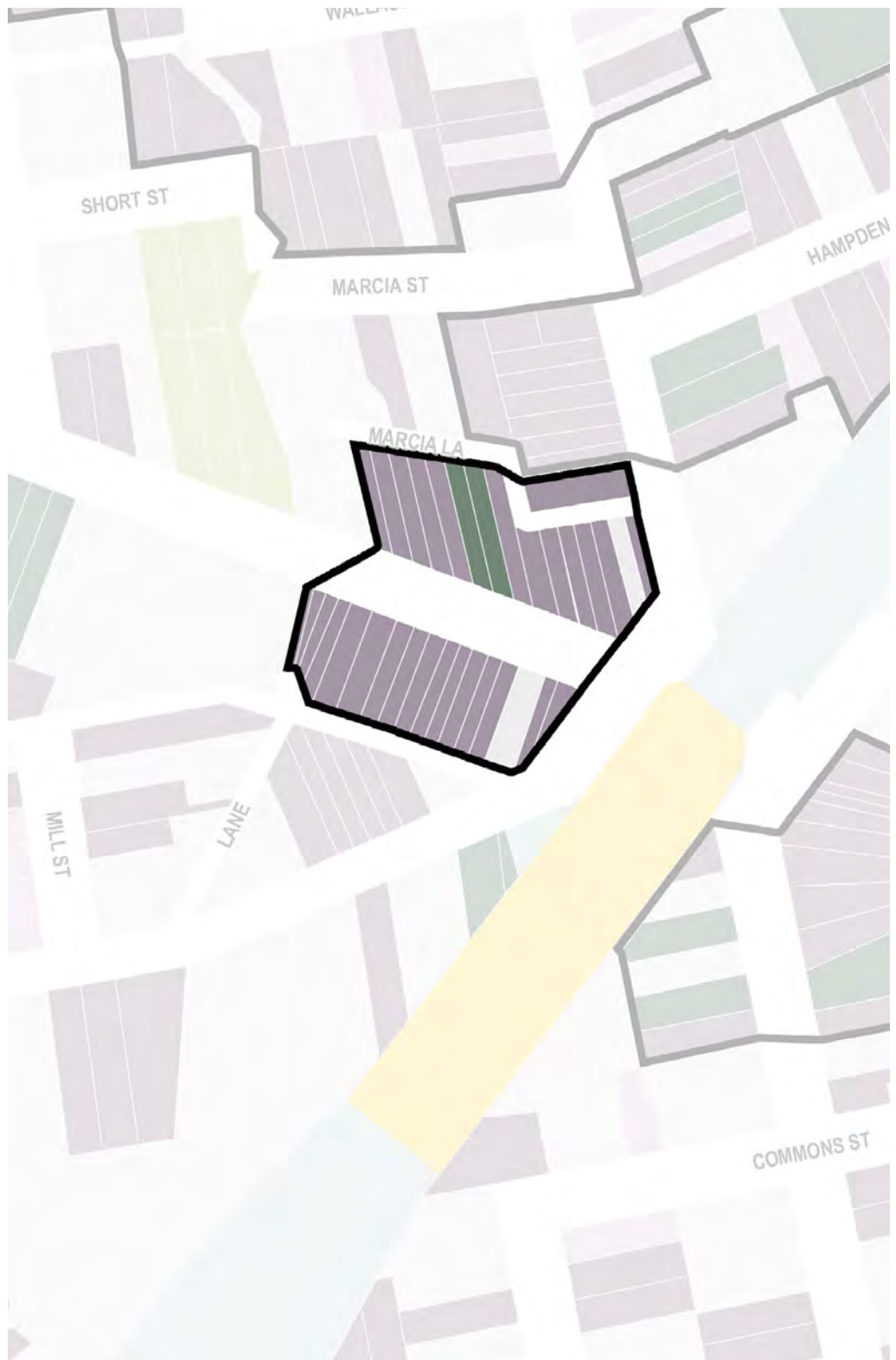
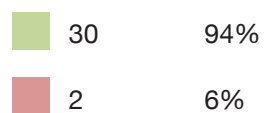
## Potential HCA: Crinan Street Shops HCA



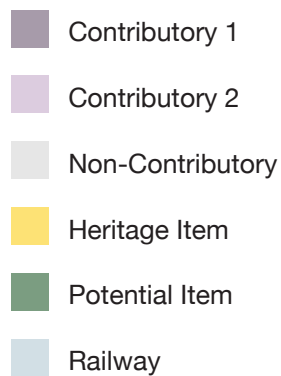
### Individual Breakdown



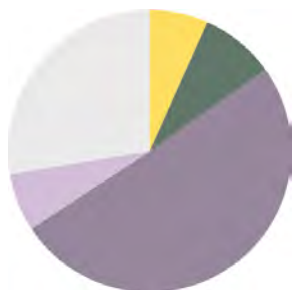
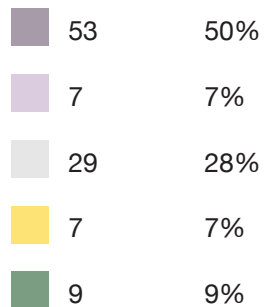
### Overall Breakdown (former is all contributory/items)



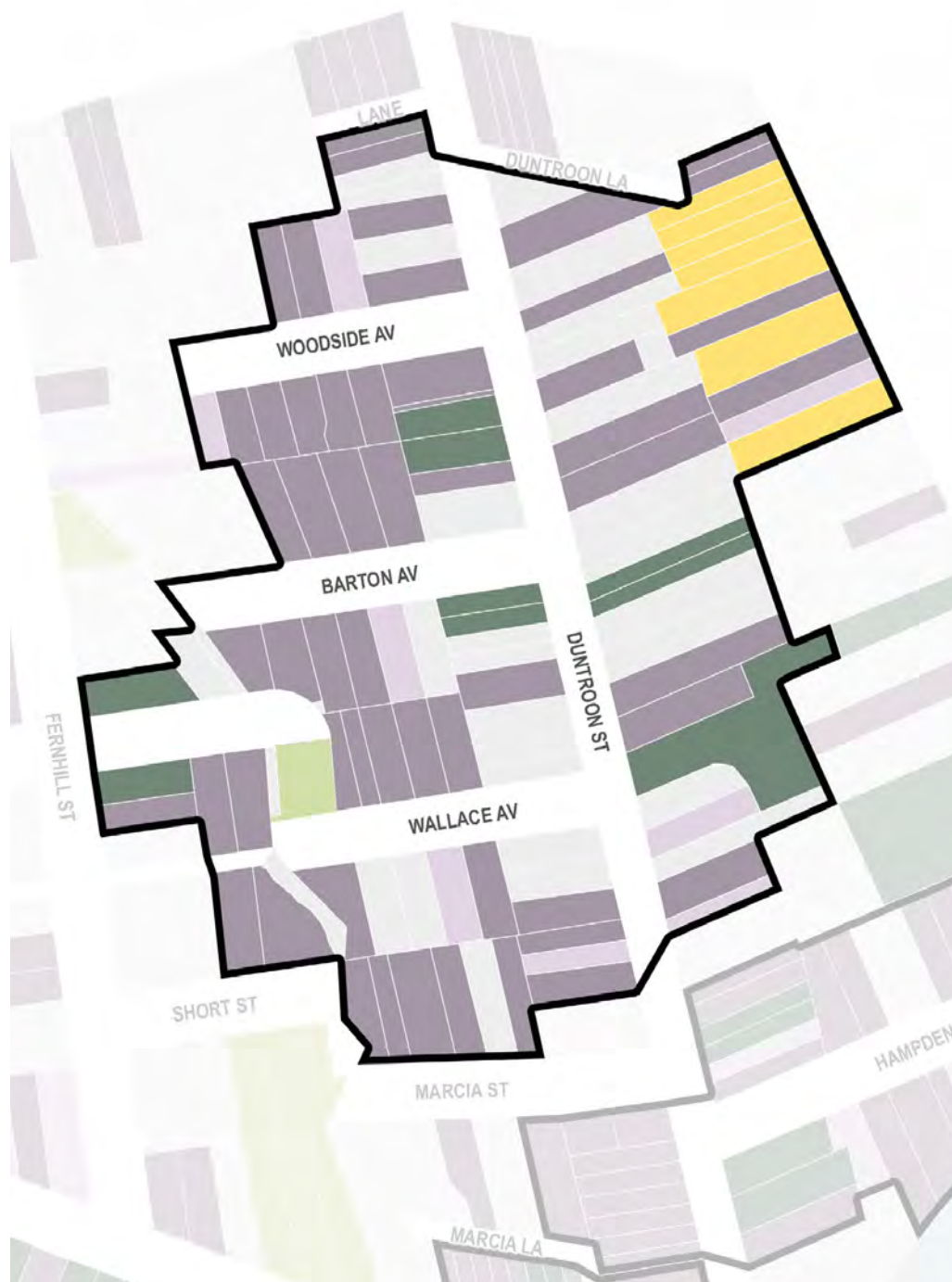
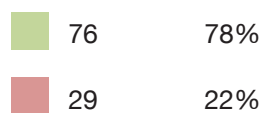
## Potential HCA: Duntroon Street HCA



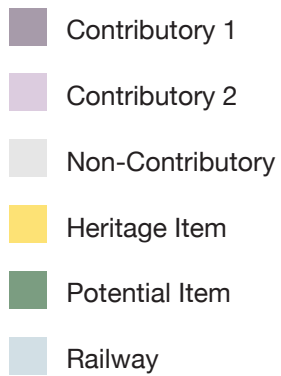
### Individual Breakdown



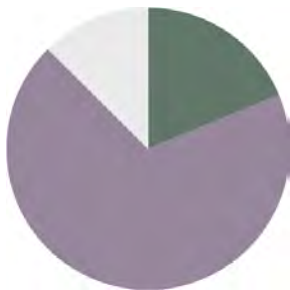
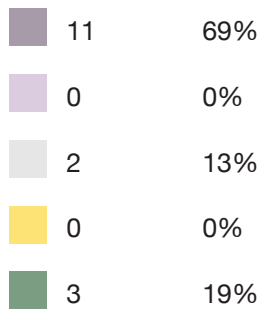
### Overall Breakdown (former is all contributory/items)



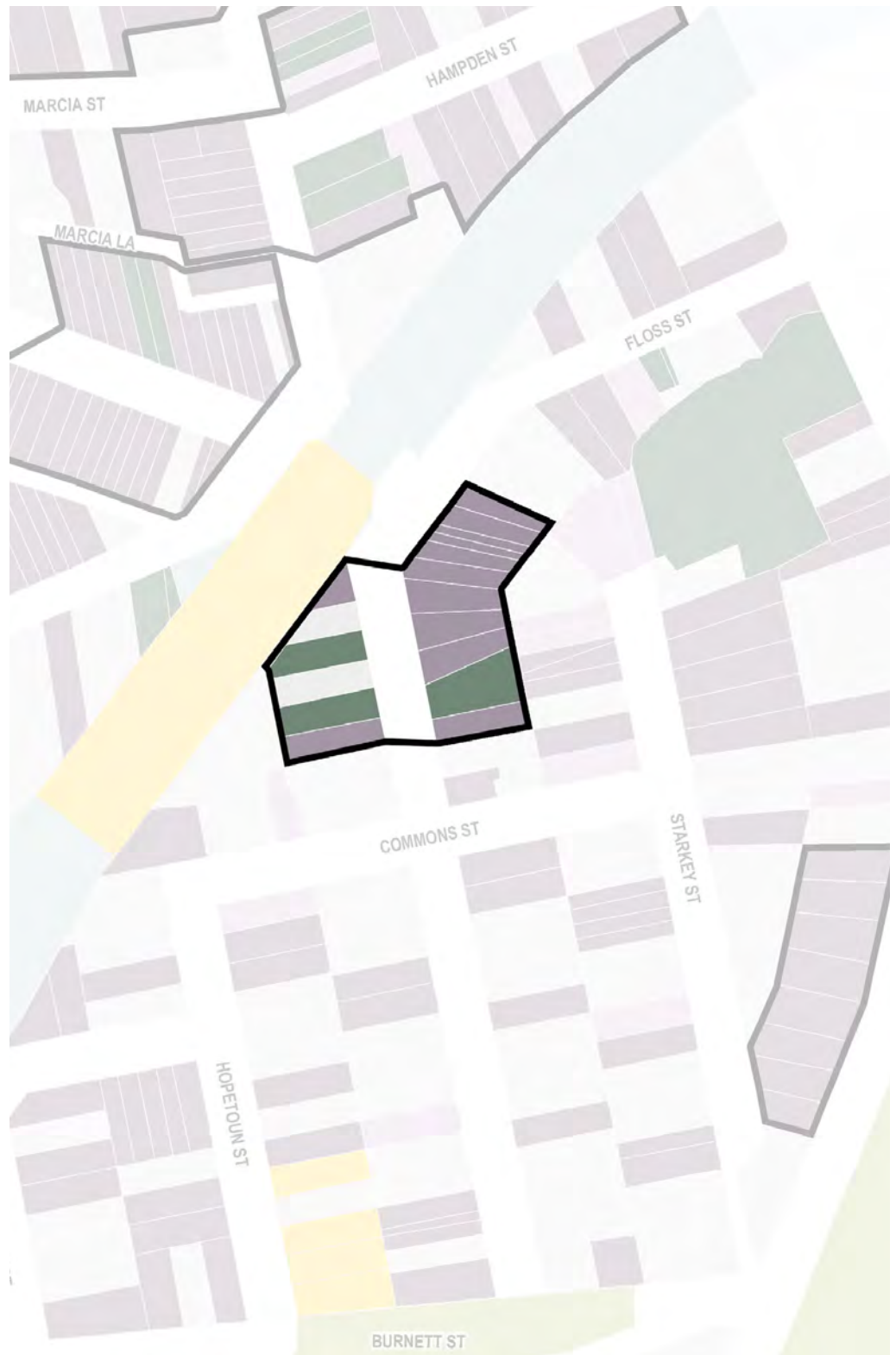
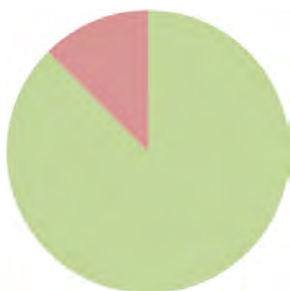
## Potential HCA: Floss Street HCA



### Individual Breakdown

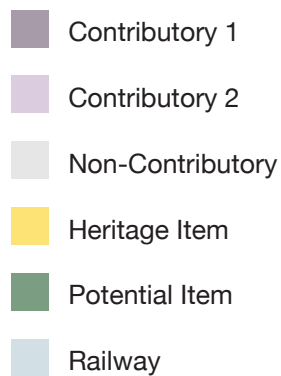


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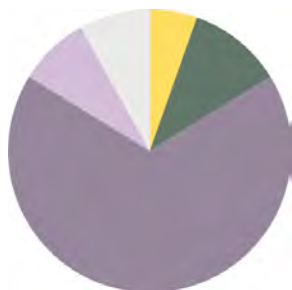
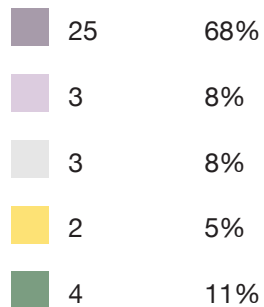




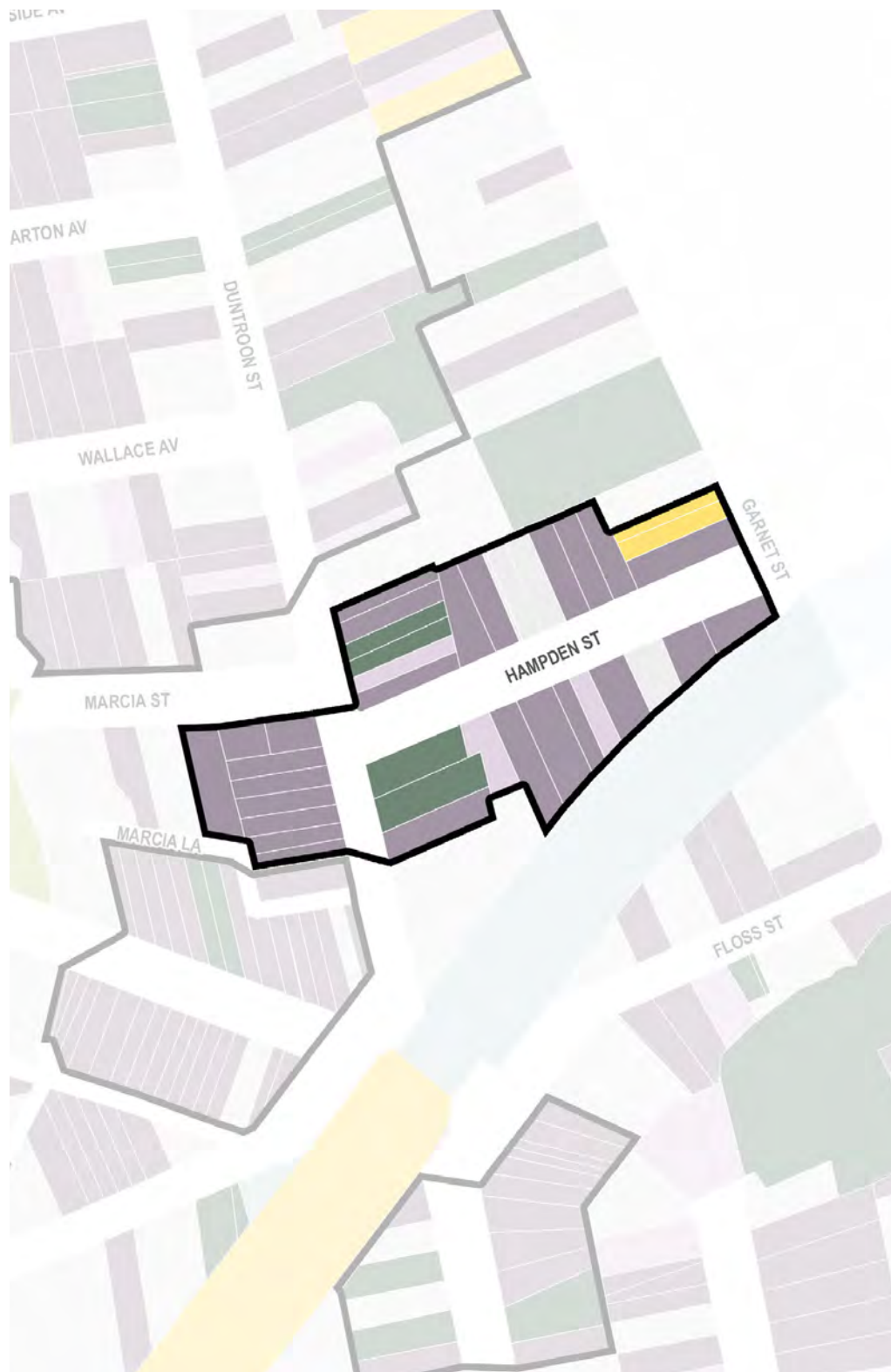
## Potential HCA: Hampden Street HCA



### Individual Breakdown

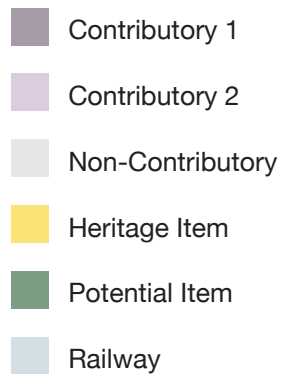


### Overall Breakdown (former is all contributory/items)

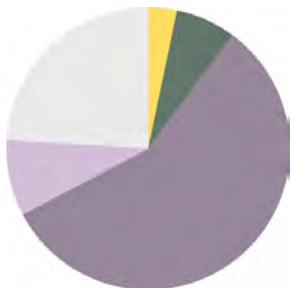
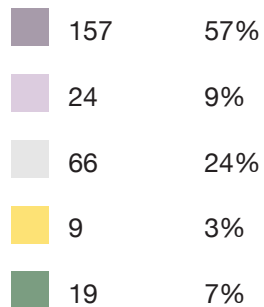




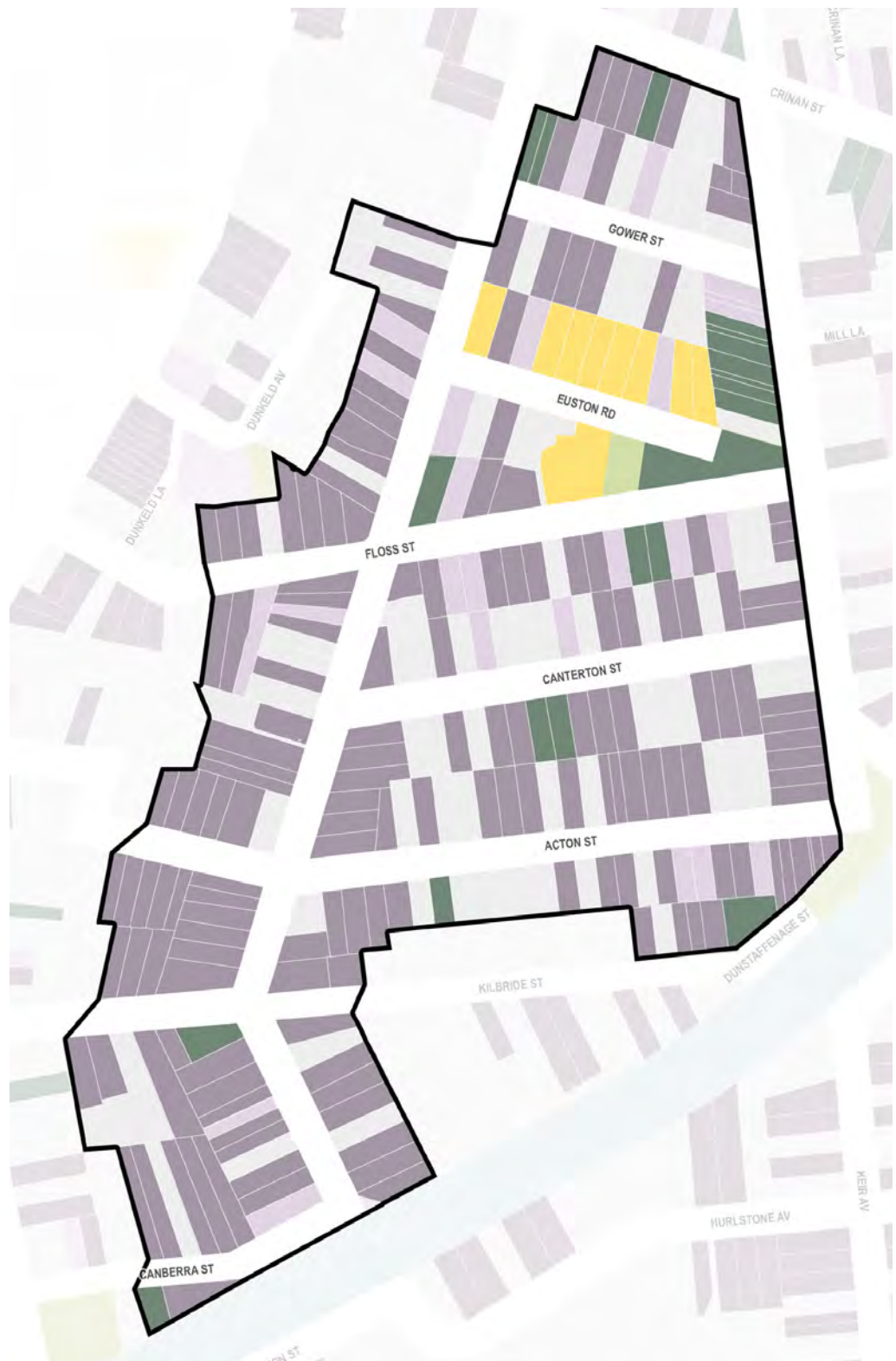
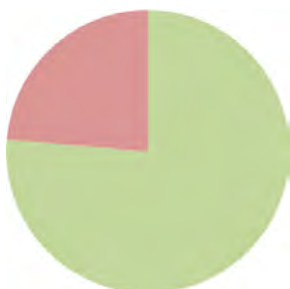
## Potential HCA: Melford Street HCA



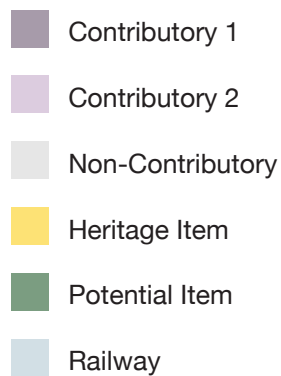
### Individual Breakdown



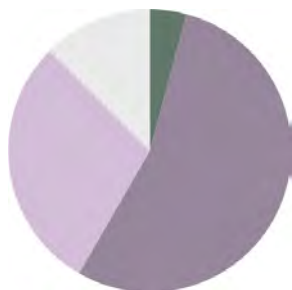
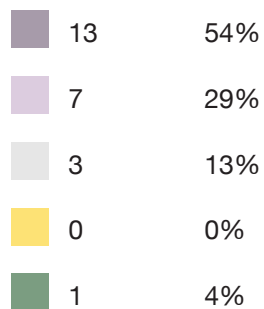
### Overall Breakdown (former is all contributory/items)



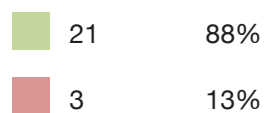
## Potential HCA: Melford Street North HCA



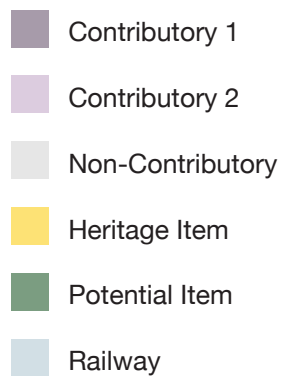
### Individual Breakdown



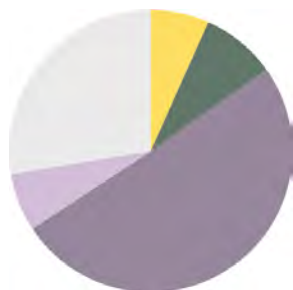
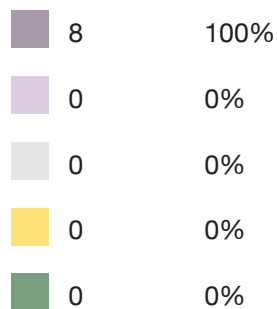
### Overall Breakdown (former is all contributory/items)



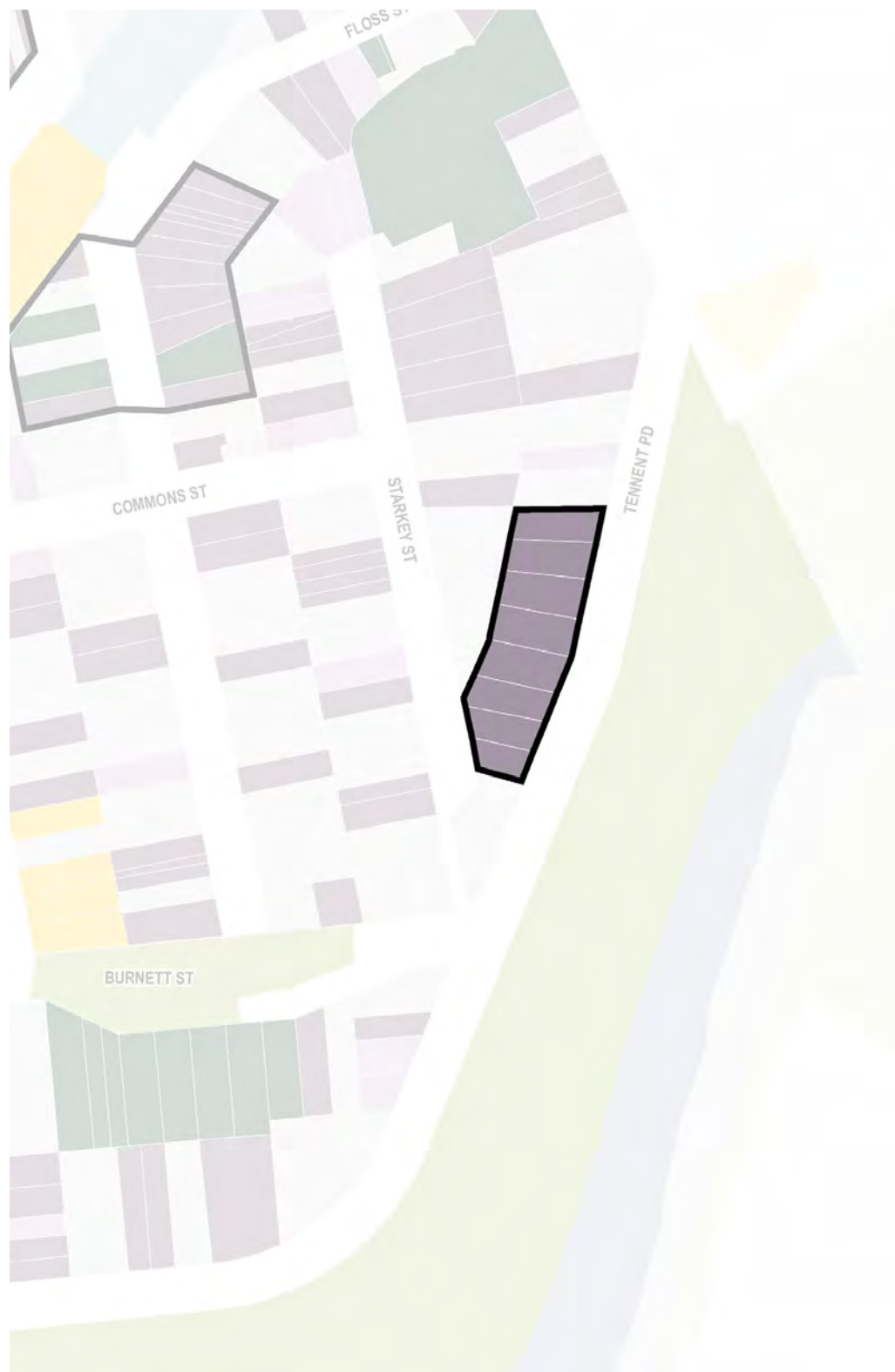
## Potential HCA: Tennant Parade HCA



### Individual Breakdown



### Overall Breakdown (former is all contributory/items)



## **Attachment 2**

### **Council Report and Resolution of 27 September 2016**

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## Planning Matters - 27 September 2016

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### **ITEM 5.4                      Hurlstone Park Heritage Assessment Study**

**AUTHOR                      City Planning**

### **ISSUE**

The report seeks the Council's approval to endorse and implement the Hurlstone Park Heritage Assessment Study.

### **RECOMMENDATION      That -**

1.      Stage 1 of the Hurlstone Park Heritage Assessment Study is endorsed, noting that community consultation will occur as part of the exhibition of the planning proposal.
2.      Stages 2 and 3 of the Hurlstone Park Heritage Assessment Study involving preparation of inventory sheets, consultation strategy and Development Control Plan controls be undertaken.
3.      A planning proposal be prepared for the listing of the identified heritage items and heritage conservation areas in Hurlstone Park, and submitted to the Department of Planning and Environment under Section 56 of the EPA Act for a gateway determination.
4.      A report be submitted to Council prior to public exhibition of the planning proposal.
5.      The Interim General Manager use his delegated authority to make Interim Heritage Orders (IHOs) for any proposed heritage items at risk.

### **BACKGROUND**

Hurlstone Park is one of the oldest established suburbs in the Canterbury-Bankstown Council area. It developed as a suburban area after the railway station opened there in 1895, on the then new railway line between Sydenham and Belmore.

Hurlstone Park contains many high quality examples of particularly Federation (1890-1915) and Inter-War (1915-1940) period buildings. However, only a relatively small number of these buildings are protected by heritage controls in the Canterbury Local Environmental Plan (CLEP) 2012.

In 2015 the NSW Department of Planning and Environment released the draft Sydenham to Bankstown Urban Renewal Corridor Strategy. The strategy proposed significant increases in density around the railway stations within the corridor, including Hurlstone Park.



The former Canterbury Council considered the implications of this strategy in a report to the Council meeting on 25 February 2016. Council resolved that:

*The Department of Planning and Environment be advised that the existing heritage items in Belmore are to be retained, and that increases in density proposed for Hurlstone Park are not supported until a study has been undertaken of the Heritage Conservation Area potential of Hurlstone Park.*

A specialist heritage consultant Paul Davies Pty Ltd was appointed to prepare a Heritage Assessment Study of Hurlstone Park in May 2016.

The study has now been completed and its findings are the subject of this report.

It is noted that the study area comprises all of the suburb of Hurlstone Park within the Canterbury-Bankstown Council area. A small part of Hurlstone Park suburb also falls within the Inner West Council area, but is outside of the scope of this study. A map of the study area is shown below:



Map - Hurlstone Park study area

## Overview of the Hurlstone Park Heritage Assessment Study

The Hurlstone Park Heritage Assessment Study is a work that is intended to occur in three stages.

- Stage 1: This stage involves identification of potential heritage items and heritage conservation areas (HCAs) within Hurlstone Park warranting further research. The key inputs into this work are preparation of a thematic history, a photographic survey of all properties within Hurlstone Park, and grading of the building value of all properties.
- Stage 2: This will involve preparation of State Heritage Inventory (SHI) forms for potential heritage items and potential heritage conservation areas identified in Stage 1. This may result in removing some of the potential items identified in Stage 1.
- Stage 3: This will involve preparation of Development Control Plan (DCP) controls for heritage items and any recommended HCAs, and the preparation of a consultation strategy for the public exhibition of the Stage 1 report, Stage 2 SHI forms, and draft heritage planning controls.

The consultant has now completed Stage 1 of the Hurlstone Park Heritage Assessment Study. This document is being submitted for Council endorsement. A copy of the report is attached.

## REPORT

---

### Stage 1 Report

As noted above, the intention of the Stage 1 report is to identify potential heritage items and potential heritage conservation areas within Hurlstone Park warranting further research.

To be able to undertake this identification, the consultant needed to undertake the necessary background work required.

This firstly included undertaking a detailed thematic history of the suburb. This focuses on the suburban development of the area that predominantly occurred between 1900 and 1915, and includes details of all the various suburban land subdivisions that occurred in Hurlstone Park. This comprises Chapter 2 of the report.

The consultant was also required to undertake a ranking or grading of the building value of all properties in Hurlstone Park. The ranking system used is outlined in the table below:

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

Building Ranking	Building Ranking Definition
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: a) Heavily altered to an extent where construction period is uncertain, or b) Is from a construction period which falls outside any Key period of significance for the potential HCA, or c) Fits criterion b) above and has a scale or form which is not consistent with any key characteristics of the area.

### Potential Heritage Items

An intention of the study is to identify potential heritage items in Hurlstone Park. A heritage item is a place which has been:

- Assessed as significant under NSW State Heritage Significance criteria which cover historical, historical associational, aesthetic/technical, social, and/or research significance and the rarity or representativeness of a place. Heritage items may be of local, state or national significance on one or more of these criterion. The NSW Heritage Council publication *Assessing Heritage Significance*<sup>144</sup> is the reference publication for how significance assessments are undertaken.
- Listed in a Heritage Schedule within a statutory planning instrument such as a Local Environmental Plan.

The study identifies 34 potential individual or group items, comprising 51 properties. It is proposed that these items be listed in addition to the 24 individual heritage items for Hurlstone Park already identified in Canterbury Local Environmental Plan (CLEP) 2012. The potential new heritage items are attached to this report.

The study recommends that further research on these potential heritage items occur. This will take place as part of the preparation of State Heritage Inventory (SHI) forms, which forms Stage 2 of the study.

### Potential Heritage Conservation Areas

An intention of the study is to identify potential Heritage Conservation Area in Hurlstone Park. A HCA is an area with largely historical and aesthetic significance, which together create a sense of place. Important elements that contribute to the heritage significance of a HCA include historical subdivision patterns, streetscapes of buildings from particular periods, the architectural styles of buildings, fences, trees - including street trees - and gardens.



The process of identifying potential HCAs took place initially by ranking buildings and mapping the outcomes to see if there were any clusters of significant or contributory buildings within Hurlstone Park. This was to particularly identify whether such clusters occurred on both sides of a street or in an area representing a distinctive historical subdivision.

Following the identification of significant/contributory building clusters, further fieldwork and analysis of Contributory building values was undertaken to determine whether these clusters should be recommended as either heritage item groups or as potential new Heritage Conservation Areas. After this potential HCA boundaries were determined.

The study identifies seven potential HCAs. The seven areas and maps are attached to this report. They also show the percentage of buildings that are contributory to each area (the combined percentage of heritage items, potential heritage items, Contributory 1 and Contributory 2 type buildings).

The study recommends that preparation of State Heritage Inventory (SHI) forms for the seven potential HCAs identified in this report.

### **Further progression**

If Council is supportive of the potential heritage items and HCAs, then it will need to commence Stage 2 of the process - the preparation of State Heritage Inventory (SHI) forms. It is possible that some potential items and HCAs identified in the study will not progress further, if the further research that occurs during the preparation of the SHI forms determines that future listing cannot be justified.

A planning proposal must also be prepared to include the potential heritage items and HCAs in Schedule 5 of CLEP 2012. The LEP controls will enable protection of the potential heritage items and HCAs.

The planning proposal must receive a gateway determination from the Department of Planning and Environment (DP&E) before it can proceed to the exhibition.

The planning proposal should be prepared as a matter of priority as it will enable protection of items and HCAs once it is exhibited. This issue is discussed below.

### **Threat to items**

The identification of potential heritage items and HCAs in this report could result in owners either seeking demolition or altering properties to avoid listing.

Council has powers to protect potential heritage items if considered to be under threat. In 2013 the then Minister for Heritage authorised all local Councils in NSW to make Interim Heritage Orders (IHOs) under the NSW Heritage Act 1977.

An IHO is a temporary heritage order (made for up to one year) that provides time to assess the heritage significance, or values, of a potential heritage item. IHOs provide time for studies and inspections to take place, so that a decision on whether a place should be formally considered for listing can be taken.

The IHO protection however does not apply to properties within a potential HCA (except those where a potential heritage item listing is proposed). These could be potentially be demolished or altered through exempt or complying development without Council being able to prevent this happening.

Once the potential heritage items and HCAs are included in a planning proposal that has gone on exhibition they formally have a draft status, and are protected from being demolished or being altered as exempt or complying development. As such, this makes preparation of the planning proposal a matter of priority to provide the statutory mechanism to enable more widespread protection of both potential items and HCAs.

### **Stage 3 work**

Stage 3 of the study requires the consultants to prepare a Consultation Strategy. This will ensure that there is adequate education about heritage, and to ensure that there is an appropriate mechanism to deal with comments received during the exhibition phase.

Another key issue outlined in Stage 3 is preparation of development controls for the HCAs. CDCP 2012 already contains development controls for heritage items. This work should go on exhibition with the planning proposal, so the owners can be aware of the design requirements and other controls likely to apply in the future in the HCAs.

It is recommended that both these pieces of work be prepared concurrently with Stage 2, so they are both available and can be reported to Council prior to the exhibition stage.

## **POLICY IMPACT**

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This report supports our Community Strategic Plan long term goal of Balanced Development.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This report has no implications for the Budget.

## **RECOMMENDATION** That -

---

1. Stage 1 of the Hurlstone Park Heritage Assessment Study is endorsed, noting that community consultation will occur as part of the exhibition of the planning proposal.
2. Stages 2 and 3 of the Hurlstone Park Heritage Assessment Study involving preparation of inventory sheets, consultation strategy and Development Control Plan controls be undertaken.
3. A planning proposal be prepared for the listing of the identified heritage items and heritage conservation areas in Hurlstone Park, and submitted to the Department of Planning and Environment under Section 56 of the EPA Act for a gateway determination.
4. A report be submitted to Council prior to public exhibition of the planning proposal.

5. The Interim General Manager use his delegated authority to make Interim Heritage Orders (IHOs) for any proposed heritage items at risk.

## **ATTACHMENTS**

[Click here for attachments](#)

---

- A. Hurlstone Park Heritage Assessment Study
- B. Potential Heritage Items
- C. Potential Heritage Conservation Areas

## **Attachment 3**

### **Hurlstone Park Heritage Assessment Study Stage 2: Heritage Assessment of Potential Heritage Items**

# HURLSTONE PARK

## HERITAGE ASSESSMENT STUDY

### STAGE 2:

### HERITAGE ASSESSMENT OF

### POTENTIAL HERITAGE ITEMS

April 2017



prepared by Paul Davies Pty Ltd  
for City of Canterbury-Bankstown Council

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# 1.0 INTRODUCTION

## 1.1. BACKGROUND

Paul Davies Pty Ltd was commissioned by the City of Canterbury-Bankstown Council in May 2016 to undertake Stage 1 of the Hurlstone Park Heritage Assessment Study to identify any potential Heritage Conservation Areas and potential heritage items within the suburb of Hurlstone Park.

Stage 1 Hurlstone Park Heritage Assessment Study Report - that identified seven (7) potential Heritage Conservation Areas and 51 Potential Heritage Items for further investigation - was endorsed by Council at its meeting of 27 September 2016. The Council resolution adopted on 27 September was:

That:

1. Stage 1 of the Hurlstone Park Heritage Assessment Study is endorsed, noting that community consultation will occur as part of the exhibition of the planning proposal
2. Stages 2 and 3 of the Hurlstone Park Heritage Assessment Study involving preparation of inventory sheets, consultation strategy and Development Control Plan controls be undertaken.
3. A planning proposal be prepared for the listing of the identified heritage items and heritage conservation areas in Hurlstone Park, and submitted to the Department of Planning and Environment under Section 56 of the EPA Act for a gateway determination.
4. A report be submitted to Council prior to public exhibition of the planning proposal.
5. Council make Interim Heritage Orders in accordance with section 25 of the Heritage Act 1977 for the potential heritage items identified by the Hurlstone Park Heritage Assessment Study and listed in Attachment B.

Note that Resolution 5 - Interim Heritage Orders (IHOs) to be placed over all potential heritage items identified in the Stage 1 study - was enacted in response to two recent demolitions of buildings within Hurlstone Park that occurred shortly before the September 2016 Council meeting.

These IHOs remain current as at the date of this report.

Paul Davies Pty Ltd was commissioned in November 2016 to undertake Stages 2 and 3 of the Hurlstone Park Heritage Assessment Study, as outlined above.

## 1.2. THE BRIEF

The brief for Stage 2 of the Study (the subject of this report) is to undertake the following tasks:

### **Potential Heritage Items identified in the Stage 1 report**

Analyse the potential Heritage Items identified in the Stage 1 report (see Attachment 1 for list), involving:

- Photography
- Historical research where existing historical research is lacking
- Analysis of the heritage significance of the potential heritage items in accordance with NSW Heritage Assessment significance criteria and practice

- Prepare State Heritage inventory (SHI) forms for potential heritage items assessed as being of heritage significance at a local or state level, and therefore recommended for heritage listing.
- An analysis of the reasons for exclusion of any potential heritage items not recommended to proceed to heritage listing (to be outlined in this report).

### **Heritage Conservation Areas identified in the Stage 1 report**

- Prepare State Heritage Inventory forms for each of the seven potential HCAs identified in the Stage 1 report, with history and physical descriptions based on the work undertaken in Stage 1 of the study (see Attachment 3 of this report).

The seven draft Heritage Conservation Areas identified in Stage 1 of the study are:

- Crinan Street Shops HCA
- Duntroon Street HCA
- Floss Street HCA
- Hampden Street HCA
- Melford Street HCA
- Melford Street North HCA
- Tennent Parade HCA.

### **This Report**

- Prepare a report (this report) outlining the outcomes of Stage 2 of the study, including the reasons for exclusion of any potential heritage items identified in Stage 1.

Attachment 1 to this report sets out the list of potential heritage items identified in Stage 1 of the study which were analysed in this Part 2: Review of potential heritage items.

## **1.3. APPROACH AND METHODOLOGY**

This review involved site inspections including site photography, historical research and analysis of each potential heritage item and site, with the exception of a number of sites where existing historical research was considered sufficient.

The methodology used is in accordance with the guidelines for heritage assessment in the NSW Heritage Manual published by the NSW Heritage Division, Office of Environment & Heritage (OEH).

The significance analysis undertaken for each potential heritage item and heritage conservation area (HCA) follows the guidelines in the publication *Assessing Heritage Significance* 2001 available online from the NSW Office of Environment & Heritage (OEH).

The potential heritage item sites were visited and photographed by Chery Kemp, Heritage Specialist of Paul Davies Pty Ltd in December 2016.

## **1.4. 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 Paul Davies, Director, with new historical research on potential heritage items undertaken and new potential heritage item histories were researched and written by Dr Charles Pickett, Historian sub-consultant.

This report has been reviewed by Paul Davies, Director, Heritage Architect, of Paul Davies Pty. Ltd.

## 1.5. ACKNOWLEDGEMENTS

The assistance of the following persons in undertaking this Study is gratefully acknowledged:

- Kirsten Cox, Community History Librarian at Campsie Library, who assisted our historian with his historical research on potential heritage items;
- Rod Clayton, the principal of The Edgware Special Purposes School in Burnett Street, Hurlstone Park, who gave permission to access and photograph buildings on the school site;
- Colin Matthews, of the Siddha Yoga Ashram at 50 Garnet Street, Hurlstone Park who gave permission to access and photograph buildings on the site.

## 2.0 POTENTIAL HERITAGE ITEMS ANALYSIS

Stage 1 of this project identified 51 properties as potential heritage items for further investigation in Stage 2. The 51 properties examined included 35 items or item groups, which included pairs of adjacent buildings, and sites such as the St Stephanos Greek Orthodox Church site, a site covering 3 separate allotments of land. The list in Attachment 1 to this report lists the potential items as 35 items or item groups.

This review concluded that 22 items or item groups of the 35 items or item groups analysed satisfy the heritage significance criteria to meet the threshold for listing as local heritage items.

The potential items or item groups recommended for local heritage listing are summarised in Table 1 below, which sets out the reasons for the recommendation to proceed with heritage listing for these places.

Attachment 1 of this report contains the detailed draft State Heritage Inventory (SHI) forms for these Potential Heritage Items recommended to proceed to public exhibition as part of an amendment to add these items to the heritage item schedule (Schedule 5) of the Canterbury Local Environmental Plan.

Table 2 below sets out the conclusions of this review with regard to the potential items and item groups examined (of the total 35 potential heritage items or item groups) that have *not been* recommended to proceed to listing as heritage items. The table sets out the reasons for the recommendation to not proceed with heritage listing of these items or item groups.

The following area map identifies the locations of the 51 properties showing those that are recommend for inclusion as items and those that not recommended as inclusion as items. The map also shows existing heritage items within the LEP and the boundaries of the proposed Heritage Conservation Areas.

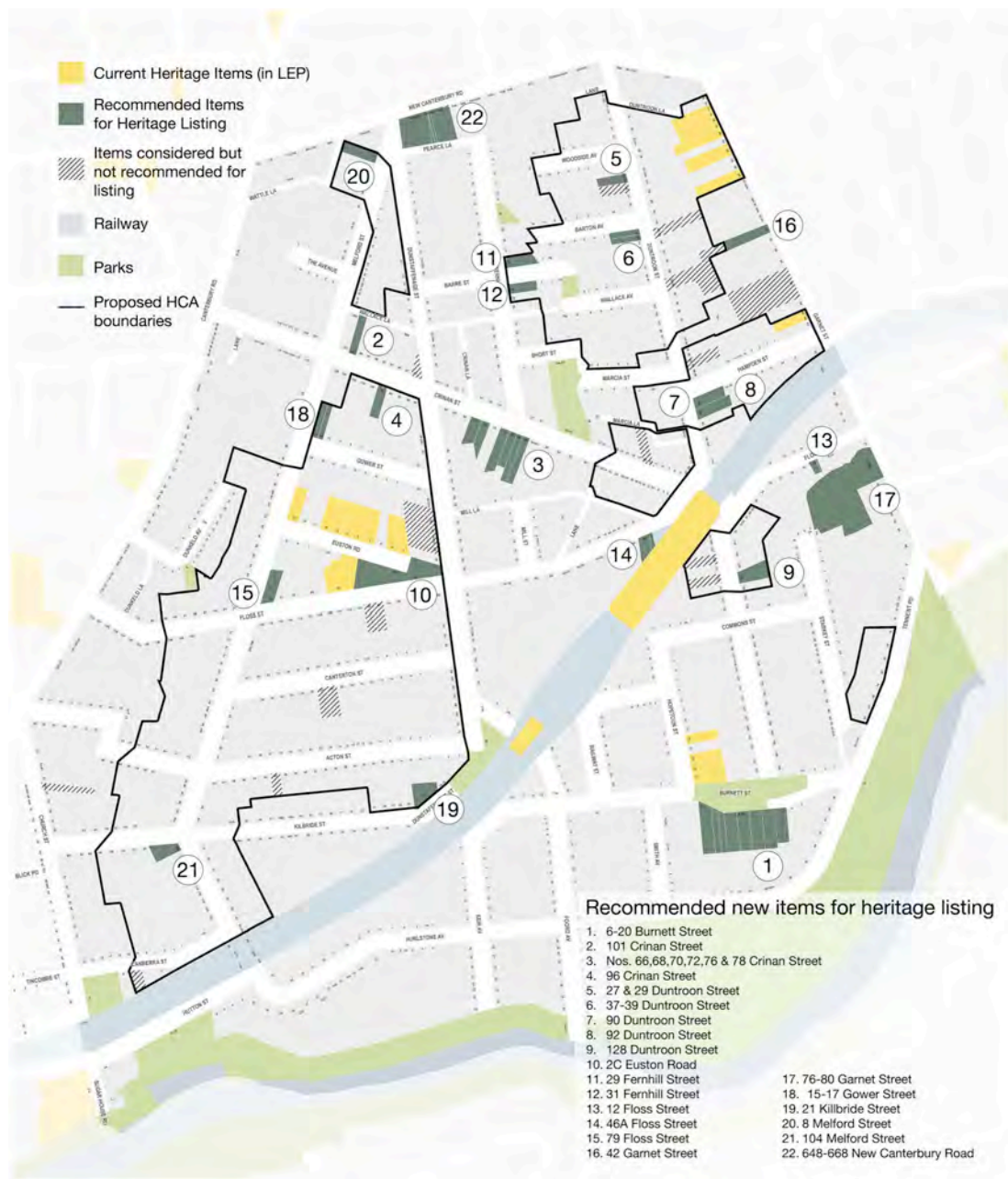








Figure 1: Map of Hurlstone Park showing location of the 51 lots considered for potential heritage listing.



Table 1: List of potential heritage items that ARE recommended for local heritage listing

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Edgeware School (Special purpose public school). Not within any draft HCA.	6 -20 Burnett Street	Lot 105, DP 8865	The site contains 2 public school buildings dating from the original late 1920s construction date of the original Hurlstone Park Infants School, which is the only school in Hurlstone Park - the main school building constructed 1927 as a Public Infant's School, designed by the Dept. of Education's architect's office, and a weatherboard classroom building likely constructed in 1928 (indicated with red arrows in Figures below). The interior of the main school building is relatively intact, including ceilings and joinery, however the return verandah has been enclosed (likely in 1948). The weatherboard classroom building is also relatively intact however with a verandah enclosed and a modern, lower ceiling installed to the interior.	The two late 1920s school buildings have local historical, aesthetic and social significance demonstrating the development of education and public institutions in the suburb.
				
Figure 2: Recent satellite view of Edgeware School with the early school buildings arrowed			Figure 3: 1943 aerial photo of Edgeware School with the early school building arrowed	





Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
				
				


Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Weatherboard house. Not within any draft HCA.	101 Crinan Street	Lot 9, DP 3383	<p>Built within the 1897 Bennet's estate subdivision of the north side of Crinan St (between Melford and Dunstaffenage Streets). The site retains the 1897 subdivision form. Known formerly as "Guernsey".</p> <p>The lot was purchased in 1897 by Ernest Peter Mollett, a salesman, and his wife, who were listed as residents with this part of Crinan Street in 1900 (meaning a likely 1899 construction date for the house).</p> <p>The house appears very intact.</p>	The house is recommended for heritage listing at a local level for its historical and aesthetic significance as an intact example of development of one of the earliest subdivisions of Hurlstone Park.
			Figure 7: (Left) Weatherboard house at 101 Crinan Street	


Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Group of late Victorian & Federation period Houses (6 houses). Not within any draft HCA.	No. 66 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house No. 68 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house No. 70 - freestanding single storey narrow fronted Federation Filigree style house No. 72 - freestanding single storey Federation Queen Anne style brick house No. 76 - freestanding single storey Federation Queen Anne style brick house No. 78 - Victorian Italianate style freestanding single storey rendered brick house	Lot 5, DP 3342 Lot 4, DP 3342 Lot A, DP 365662 Lot 2, DP 700041 Lot 1, DP 931430 Lot 1, DP 915598	A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at No. 72 in 1908 as his own residence, and also built Nos. 66, 68, and 76 either speculatively or for a client. The house at No. 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).	The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.
				
Figure 8: Federation Queen Anne style house at No. 70 Crinan Street, built by James Findlay of Ashfield, builder, in 1915/16			Figure 9: Victorian Italianate style house at No. 78 Crinan Street, built in 1895 by Frederick Rossiter, builder of Canterbury	




Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
House "Toorak". Within the Melford Street draft HCA.	96 Crinan Street	Lot 5, DP 5924	Freestanding single storey Federation Queen Anne style brick house with slate roof, original front fence. The house was built in 1912-1913 for Albert West of Newtown, a carpenter, on land part of the Jeffrey's Estate No. 5 subdivided in August 1910. Formerly called "Stratford". Very intact.	The house is recommended for heritage listing at a local level for its historical and aesthetic significance as an intact example of the early development of the Jeffrey's Estate No. 5 (a 1910 subdivision).
			Figure 10: (Left) The house at 96 Crinan Street	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
<p>"Karoola" - Federation Queen Anne style house.</p> <p>Within the Duntroon Street draft HCA.</p>	27 Duntroon Street	Lot 1 DP 7126 (No. 27)	The house was constructed in 1916 on the 1915 Woodside Estate subdivision, illustrating the early development of the subdivision. The house is very intact with an original slate roof.	The house is recommended for heritage listing at a local level for its historical and aesthetic significance as a very intact example of the early development of the 1915 Woodside Estate and for its historical association with its first two owners, both customs officers.
			<p>Figure 11: (Left) House at 27 Duntroon Street</p>	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Federation Queen Anne style pair of semi-detached houses No. 37 "Benga" No. 39 "Foxton". Within the Duntroon Street draft HCA.	37-39 Duntroon Street (No. 37 on corner of Barton Avenue)	Lots 1 & 2 DP 1069398	Nos. 37-39 Duntroon Street were developed on a 1914 subdivision and the semi-detached pair of houses were built in 1915, illustrating early development of the subdivision. Of aesthetic significance as an unusual pair of asymmetrical semi-detached residences on a corner site, very intact including slate roof.	The semi-detached houses are recommended for heritage listing at a local level for their historical significance as an example of the early development of a 1914 subdivision, and aesthetic significance as an intact example of Federation Queen Anne style semi-detached dwellings, unusual for their careful asymmetrical design on a corner site with entries from different streets.
			<p>Figure 12: (Left) 37-39 Duntroon Street (taken from Barton Avenue)</p>	

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Victorian Italianate style House "Glenairlie" or Gwen Villa". Within the draft Hampden Street HCA.	90 Duntroon Street	Lot 1, DP 972451	Victorian Italianate style house, one of an adjacent pair, freestanding single storey, rendered or painted brick, constructed 1896-1897 on the 1895 Fernhill Railway Station Estate subdivision.	The house is recommended for heritage listing at a local level for its historical significance as an example of the early development of the 1895 Fernhill Railway Estate Subdivision, and for its aesthetic significance as a representative example of the Victorian Italianate style. It was designed to address its corner site with a return verandah and bay windows with gable ends above facing each street frontage. The house is locally a relatively rare example of the Victorian Italianate style.
			Figure 13: (Left) House at 90 Duntroon Street	




Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Victorian Italianate style House - "Broomhill".  Within the draft Hampden Street HCA.	92 Duntroon Street	Lot 20, DP 3268	Victorian Italianate style house, one of an adjacent pair, freestanding single storey, rendered or painted brick, No. 92 is relatively intact including a slate roof, though the front verandah has been enclosed. The house was built 1900-1910 on the 1895 Fernhill Railway Station Estate and appears to have been designed to mimic its earlier neighbour at No. 90 Duntroon Street.	The house is recommended for heritage listing at a local level for it's historical significance as an example of the early development of the 1895 Fernhill Railway Estate Subdivision, and for its aesthetic significance as a late representative example of the Victorian Italianate style, designed to mimic it's neighbour at No. 90. The house is locally a relatively rare example of the Victorian Italianate style with some Federation period features, and presents an interesting transition between Victorian and Federation period architectural styles.
			Figure 14: (Left) House at 92 Duntroon Street	


Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Federation Queen Anne style house - "Orville" - former dairyman's house.  Within the draft Floss Street HCA.	128 Duntroon Street	Lot 1, Section 1, DP 3849	<p>The house has an original slate roof, with 2 chimneys, and is on an original subdivision lot.</p> <p>Lot 1, Section 1 of the Jeffreys Estate No. 1 subdivision and initially built for a local dairyman, on a site operating as a local dairy under two subsequent early operators from 1906 to 1914.</p> <p>The front verandah has been altered with circa 1950s metal posts. Leadlight windows to façade may also date from the 1920s. Front door is also modern. However, these are relatively minor changes and the house remains a fine representative example of its style.</p>	The house is recommended for local heritage listing due to its' historical significance demonstrating the development of the 1 <sup>st</sup> subdivision of Jeffrey's estate (being Lot 1, Section 1 of that subdivision), and as a place of operation of a local dairy from its construction in 1906 till 1914. The house is also of local aesthetic significance as a representative example of the Federation Queen Anne style and has local rarity for its association with early dairying in the area.
				
Figure 15: Former dairyman's house at No 128 Duntroon Street			Figure 16: Former dairyman's house at No 128 Duntroon Street	


Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
<p>"Euston Reserve" Federation period urban park. Within the draft Floss Street HCA.</p>	2C Euston Road	Lot 2, DP 611627 and closed-off street to the east and west. Includes the Ausgrid sub-station.	Historically significant public park that includes Ficus trees, a war memorial and a sub-station. The park comprises privately donated land and street closures.	Euston Reserve is recommended for local heritage listing for its historical significance as a public park donated by a private property owner in 1910-1911 (by the owner of the heritage listed house "Euston" adjacent to the reserve), and for its aesthetic significance for its mature Ficus trees and central war memorial. The war memorial (moved to the park in 1947) also has historical association with the WW1 servicemen and women who are commemorated on the memorial, and social significance for the local descendants of these servicemen and women. The reserve is rare as a public reserve donated by a private property owner.
				
Figure 17: Euston Reserve with its mature Ficus trees and war memorial			Figure 18: The war memorial in Euston Reserve	





Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Federation Queen Anne style house Within the draft Duntroon Street HCA.	29 Fernhill Street (corner Barre Street)	Lot 2, DP 309332	Federation Queen Anne style single storey freestanding face brick house with original slate roof on a corner site.	The house, built 1911 on the 1906 Jeffreys Estate 3 <sup>rd</sup> subdivision, is recommended for heritage listing at a local level for it's historical significance as a representative of the early development of the area and for local historical association with prominent local builder William Pendlebury (owner/occupant from 1912). The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style.
			Figure 19: (Left) House at No. 29 Fernhill Street	




Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Federation Queen Anne style house. Within the draft Duntroon Street HCA.	31 Fernhill Street (corner Barre Street)	Lot 1, DP 124160	Federation Queen Anne style single storey freestanding face brick house with original terracotta tiled roof on corner site.	The house is recommended for heritage listing at a local level due to its historical significance as a house built 1911 on a 1909 resubdivision by builder William Pendlebury of the 1893 Fernhill subdivision, representative of the early development of the area and the process of early resubdivision and for local historical association with prominent local builder William Pendlebury and his builder son also William, responsible for the construction of the house. The house is also of local historical significance for its first owner, Albert Forrest, a veteran of World War I who published a booklet of his WW1 experiences. The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style.
			Figure 20: (Left) House at No. 31 Fernhill Street	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Electricity Substation No. 57. Not within any draft HCA.	12 Floss Street	Lot 1, DP 124155	Listed on Section 170 register. Purpose-built in 1921 by the Electricity Dept of the Sydney Municipal Council, replaced earlier substations built from 1915.	The substation is recommended for local heritage listing due to local historical significance as a 1921 substation representative of the small-scale substations constructed by Municipal Council of Sydney during the first suburban electricity network roll-outs in the 1920s and 1930s. The substation is also of local aesthetic significance as a purpose built structure with elements of the Inter-war California Bungalow style. Rare at a local level and representative across the Sydney metropolitan area.
			Figure 21: (Left) Electricity substation at 12 Floss Street	


Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
<p>"Roslyn" - Federation Queen Anne style house.</p> <p>Not within any draft HCA.</p>	44 and 46A Floss Street (aka 46 Floss Street)	<p>Lot 11, DP 841930 (driveway No 44)</p> <p>Lot 1, DP 927664 (house No 46A)</p>	<p>Former Station Master's Residence. The building is a rare example of a privately-built station master's residence dating from 1907 built by the 1<sup>st</sup> station-master and later purchased (in 1911) by the Commissioner for Railways. It is illustrative of early 20<sup>th</sup> century railway staff accommodation arrangements, used by railway staff till 1930.</p>	<p>The house is recommended for local heritage listing for its historical significance as a rare privately-built station master's residence dating from 1907 built by the 1<sup>st</sup> station-master and later purchased (in 1911) by the Commissioner for Railways, illustrative of early 20<sup>th</sup> century railway staff accommodation arrangements, used by railway staff till 1930. The house has local historical association with early station masters and is of local aesthetic significance as a representative example of the Federation Queen Anne style, unusual for its return verandah with separate entry doors (one from the street frontage, one off the side verandah facing the railway station), and clearly designed to face both the street and the railway station (with gable ends to each of these elevations).</p>
			<p>Figure 22: (Left) Former Station Master's residence at No. 44 and 46A Floss Street</p>	

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Federation House "Dalraida". Within draft Floss Street HCA.	79 Floss Street (corner Melford Street)	Lot 1 DP 981438	Fine Federation Queen Anne style house on corner of Floss & Melford Streets constructed in 1913 on a re-subdivision of part of the 1910 Jeffreys Estate No. 5 subdivision, by builder Joseph Hopkins of Hurlstone Park, illustrating the early development of the area and the process of early re-subdivision.	The house is recommended for local heritage listing for its: historical significance as a house constructed in 1913 on a re-subdivision of part of the 1910 Jeffreys Estate No. 5 subdivision, by builder Joseph Hopkins of Hurlstone Park, illustrating the early development of the area and the process of early re-subdivision; and for its aesthetic significance as a very fine representative example of the Federation Queen Anne style in a prominent corner garden setting, designed to address both street frontages.
			Figure 23: (Left) House at No. 79 Floss Street	




Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Ellesmere - Late Victorian period house. Not within any draft HCA.	42 Garnet Street	Lot 2, DP3 22881	Freestanding single storey late Victorian period house built 1899-1900 on an 1888 re-subdivision, representing early development of the area.	The house is recommended for local heritage listing for its historical significance as a house built 1899-1900 on an 1888 re-subdivision, representing early development of the area, and for its aesthetic significance as a representative example of a transitional style blending the Victorian Filigree style with Federation period features such as timber fretwork to verandah and gable end. Locally rare as an example of Victorian period development in the Hurlstone Park area.
			Figure 24: (Left) House at No. 42 Garnet Street	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Worked quarry faces. Not within any draft HCA.	76-80 Garnet Street	SP 21620	Former quarry site (now residential flat development) with remnant worked quarry faces. The site is the last physical evidence of early quarrying in the Hurlstone Park area.	The quarry faces are of historical significance as the only remaining physical evidence of the history of quarrying in Hurlstone Park, dating from the 1880s. The quarry faces are of aesthetic/technical significance as they provide evidence of the technical aspects of late 19 <sup>th</sup> century quarrying activity.
				
Figure 25: Worked quarry face, 76-80 Garnet Street			Figure 26: Worked quarry face, 76-80 Garnet Street	

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
<p>Pair of Federation semi-detached houses: "Hollis" (No. 15) and "Kelmscott" (No. 17).</p> <p>Within the draft Melford Street HCA.</p>	15-17 Gower Street (corner Melford Street)	<p>Lot B, DP 106262 (No. 15)</p> <p>Lot A, DP 106262 (No. 17)</p>	Unusual pair of asymmetrical Federation Queen Anne style semi-detached houses, single storey face brick with slate roof, on corner site.	<p>The pair of semi-detached houses are recommended for local heritage listing due to historical significance as residences constructed in 1915 by prominent local builder on the 1910 Jeffreys Estate 5<sup>th</sup> subdivision illustrating the early development of the area. The houses have historical association with prominent local builder William James Pendlebury who designed and constructed the dwellings. The residences are of local aesthetic significance a fine example of Federation Queen Anne style semi-detached residences designed to appear as a single dwelling, on a corner site with separate entrances off each street, and illustrative of both the style and the builder's work.</p>
			<p>Figure 27: (Left) Nos. 15-17 Gower Street</p>	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Inter War California Bungalow on large site. Within the draft Melford Street HCA.	21 Kilbride Street	Lot 1, DP 170536	A fine example of an Inter-war California Bungalow built in 1922 (first occupied 1923), on large prominent garden site with original fencing. Rare original garage (evidence first owner had a car prior to 1926). The house has a high level of integrity.	The house is recommended for local heritage listing due to its historical significance as a house constructed in 1922 by a local building contractor for his own occupation, as evidence of later re-subdivision and development of an 1893 subdivision, historical association with builder and owner/occupant Henry Wilson Jones, and of aesthetic significance as a fine, very intact example of an Inter-war California Bungalow with original front fence and original garage, unusual for its level of integrity.
			Figure 28: (Left) House at No. 21 Kilbride Street	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Hulrstone Park Uniting Church - Federation and Inter-War church buildings. Within the draft Melford Street North HCA.	8 Melford Street	Lot 4, DP 3738	Former Methodist Church opened in 1912 designed by architect Alfred G. Newman. Sunday School building at rear designed by architect Hugh Venables Vernon in 1923.	The site is recommended for heritage listing due to the historical significance of the former Methodist Church (1912) and the Sunday School building (1923) illustrating the early history of Methodists in the area. The buildings have historical association with the Methodist community in the area, and with architects Alfred G. Newman (designer of the church) and Hugh Venables Vernon (architect of the Sunday School building). The buildings are of local aesthetic significance as fine architect-designed buildings representative of the Federation Gothic style (church) and the Inter-war Romanesque style (Sunday School building) and of the work of the respective architects. The site has social significance for the Uniting Church community.
				
Figure 29: The Uniting Church, No. 8 Melford Street			Figure 30: The Uniting Church Hall fronting Wattle Lane at the rear of the church in 8 Melford Street	

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
Federation House "Fern Hill". Within the draft Melford Street HCA.	104 Melford Street	Lot 1, DP 311222	Fine Federation Queen Anne style house on corner of Kilbride & Melford Streets. Built 1914 on the 1912 Jeffrey's Estate 6 <sup>th</sup> subdivision.	The house is recommended for heritage listing due to its' historical significance as a house, built 1914 on the 1912 Jeffreys Estate 6 <sup>th</sup> subdivision and representative of the early development of the subdivision, and its' aesthetic significance as a fine representative example of the Federation Queen Anne style on a prominent corner site and designed to address the corner and both street frontages.



Figure 31: (Left) House at No. 104 Melford Street



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment
<p>St Stephanos Greek Orthodox Church site including:</p> <ul style="list-style-type: none"> <li>- former "St Stephens Anglican Church",</li> <li>- child-care centre</li> <li>- church hall</li> </ul> <p>The listing does not include the former rectory building (now used as a child-care centre).</p> <p>Not within any draft HCA.</p>	648-668 New Canterbury Road - 4 separate buildings on the site - Rectory, Church Hall, Church and Child Care Centre	<p>Lot 2, DP 309070</p> <p>Lot 1, DP 309071</p> <p>Lot A, DP 448353</p>	The site includes the Former St Stephens Anglican Church (1924 brick church designed by architects Burcham Clamp and CH Finch, with additions 1934 and 1984-1985), the original weatherboard church (1908) now a church hall; the former Rectory now used as a child-care centre (built 1919-1930), corner of Melford Street; and the St Stephanos Child Care Building (built 1927-1928).	The site and its collection of three significant church-related buildings – Church Hall, Church (1924), and Child care Centre, are of local historical significance as a collection of religious buildings originally built for the Anglican church, purchased for use by the Greek Orthodox Church in 1984, providing evidence for the growth and later decline of the local Anglican congregation. The conversion to Greek Orthodox use in 1984 is also of historical interest as evidence of the changing community of Hurlstone Park in the 1980s. The 1924 Church has historical association with architects John Burcham Clamp and C.H. Finch. The 1924 Church and the 1927-28 Child Care Centre (designer not known) are of aesthetic significance. The church buildings also have local social significance for the Greek Orthodox community.
				
Figure 32: The former Rectory at St Stephanos – not considered a significant building due to alterations			Figure 33: The weatherboard former Church at St Stephanos – considered significant	





Figure 34: The main St Stephanos Church (built 1924, designed by architects Burcham Clamp and C.H. Finch)) with its 1980s brick collonade addition. This building is considered significant



Figure 35: The rear of St Stephanos Church (built 1924, designed by architects Burcham Clamp and C.H. Finch) as seen from Pearce Lane



Figure 36: 1927-28 Child Care Centre building at St Stephanos. This building is considered significant, however the interior has been substantially altered (noted on the State Heritage Inventory form).





Figure 37: Detail, front courtyard wall of the 1927-28 Child Care Centre building

Table 2 sets out the potential items analysed which are not recommended for heritage listing and the reasons for the recommendation.



During fieldwork, it was noted that in some cases there were similar houses in the same street as the potential items analysed which were not heritage listed. For consistency, a potential item should not be recommended for heritage listing unless there are significance values which sets the potential item apart from other similar buildings in the area – for example on aesthetic or historical significance criterion.


Table 2: Potential Heritage Items analysed which are NOT recommended to proceed to heritage listing

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation & reasons
Weatherboard cottage "Lydia". Within the draft Melford Street HCA.	40 Acton Street	Lot 21, DP 623455	The cottage was constructed by a local builder, John James Jacob, in 1915, who immediately onsold the house but leased it back from the new owners. The cottage is a single storey detached weatherboard house with terracotta-tiled roof, bullnose corrugated iron front verandah.	The house is a good example of a speculatively built Federation Queen Anne weatherboard cottage. The cottage appears relatively intact, however the terracotta tile roof is likely a later addition.	The cottage is considered to be a "Contributory" building within the draft Melford Street Heritage Conservation Area. It is not considered to be of a level of significance, historically or aesthetically, that would warrant local heritage listing as an individual heritage item.
			Figure 38: (Left) The weatherboard house at 40 Acton Street, Hurlstone Park		



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation & reasons
Federation weatherboard House "Mandilla". Within the draft Melford Street HCA.	4 Canberra Street	Lot 2, DP 503010	Federation period weatherboard House "Mandilla". Weatherboard house with corrugated iron roof, return bullnose corrugated iron roofed verandah, single storey detached. The house was constructed in 1915, making it the oldest house in Canberra Street.	The house appears highly intact, and it is considered a good representative example of its type however it has no specific historical associations with prominent persons in the history of the area.	The house is considered to be a "Contributory" building within the draft Melford Street Heritage Conservation Area. It is not considered to be of a level of significance, historically or aesthetically, that would warrant local heritage listing as an individual heritage item.
			Figure 39: (Left) the weatherboard house at 4 Canberra Street		




Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation & reasons
Pair of houses "Trevona" or "Catherine" (22); "Glenelsie" (24) Within the draft Melford Street HCA.	22 and 24 Canterton Street	Lot 13, Sec 2 DP 5100 and Lot 14, Sec 2, DP 5100	Both Federation Queen Anne style brick houses, single storey detached. No. 24 has similar detailing to Nos. 1-3 Melford Street (may be same builder).  The house at No. 22 Canterton Street was constructed in 1910.  The house at No. 24 Canterton Street was constructed circa 1913-1914, speculatively built, likely by builder Charles Coombes and rented out after construction.	Both houses are good examples of Federation Queen Anne style, however are not considered to reach a threshold of significance on either aesthetic or historical criteria to warrant local heritage listing.	The houses are considered to be "Contributory" buildings within the draft Melford Street Heritage Conservation Area, and are not considered to be of a level of significance, historically or aesthetically, which would warrant local heritage listing as individual heritage items.  It was noted that there are other similar houses in the street (for example Nos. 26 and 28) which are not heritage listed.
					
Figure 40: 22 Canterton Street			Figure 41: 24 Canterton Street		

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Weatherboard Cottage.  Not within any draft HCA.	49 Church Street	Lot 1, DP 945901	Narrow fronted freestanding weatherboard cottage with hipped and gabled corrugated iron roof, freestanding, detached.  The cottage was built in 1913-14 by Arthur Genders, a well-known local builder, on land originally part of the 1884 Sugar Estate subdivision. The house was first purchased by Albert Charles Hockings, a painter in 1914, however was acquired in 1920 by the War Service Homes Commissioner, who in 1921 transferred it back to Hockings, who had served in World War 1.	The house is a modest example of its type, which now lacks context. It is apparent the reclad neighbouring house to the left (north) was once identical to this house.	Not considered to be of a level of significance, historically or aesthetically, which would warrant local heritage listing as an individual heritage item.
				Figure 42: (Left) The weatherboard cottage at 49 Church Street	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Pair of Federation period shops with early shopfronts. Within the draft Crinan Street Shops HCA.	13 and 15 Crinan Street	Lot 9, DP 6091 Lot 10, DP 6091	The shop/residence at No. 13 Crinan Street was built 1913 on a 1911 subdivision, the Fernhill Station Estate, and was operated initially as a shoe store with residence above 1913-1941. The shop/residence at No. 15 Crinan Street was built 1915 on a 1911 subdivision, the Fernhill Station Estate, by local builder Frederick Rossiter, and was initially leased out. The shop was sold in 1922 to Frederick Skelton. In 1927 the Skeltons moved the Hurlstone Park post office agency and drapery to No. 15, where it operated until 1950. The shopfront at No. 15 appears to date from 1927 when the Skeltons moved the Post office agency and drapery store into the premises, as it features painted gold signage in the top hamper over the recessed entry reading "Drapery and Mercery".	The shops both have alterations to 1 <sup>st</sup> floor facades. While distinctive for retaining early shopfronts, there are shops within the HCA which also retain early shopfronts and which are not listed as heritage items. For consistency, it is considered these shops should be regarded as "Contributory" within the HCA.	The shops are considered to be "Contributory" buildings within the draft Crinan Street Shops Heritage Conservation Area, but not considered to be of a level of significance, historically or aesthetically, which would warrant local heritage listing as individual heritage items.
					
Figure 43: Shop/residence at No. 13 Crinan Street. Note changes to 1 <sup>st</sup> floor façade, early ground floor shopfront.			Figure 44: Shop/residence at No. 15 Crinan Street. Note altered window to 1 <sup>st</sup> floor façade, early ground floor shopfront (circa 1927).		

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Former corner shop. Not within any HCA.	81 Crinan Street	Lot 1, DP 3383	Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffnage Streets.  The shop was built in 1912 (date on parapet) as a shop and residence for grocer Joseph John Pattison, however Pattison let out the shop initially to a series of grocers. The Pattison family retained ownership of the site into the 1970s.	The shop is an example of a corner shop from the early 20 <sup>th</sup> century, of which few remain in Hurlstone Park, and retains it's 1897 subdivision pattern backing onto Wallace Lane. However, the shop has also been substantially altered including cement rendering of external walls and the installation of aluminium framed windows. The alterations are considered to result in the fabric of the shop not being capable of reflecting the history of the building.	The shop at 81 Crinan Street is not considered to be of a level of significance that would warrant local heritage listing as an individual heritage item. The level of alteration of the building is considered to have diminished aesthetic significance.
				Figure 45: (Left) shop at No. 81 Crinan Street	



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Federation Queen Anne style houses group (5 houses). Within the draft Melford Street HCA.	Nos. 38 to 46 Dunstaffenage Street	Lots 1 and 2, DP 123813 (No. 38) Lot 1, DP 124110 (No. 40) Lot 1, DP 947077 (No. 42) Lots 1 and 2, DP 123818 (No. 44) Lot 1 DP 950133 (No. 46)	Group of Federation Queen Anne style houses, single storey, detached, slightly elevated above street level. The houses are angled and staggered in relation to the street alignment. Originally part of the 5 <sup>th</sup> Jeffreys Estate subdivision of 1910 (which included Euston Street and Gower St) however this area was later resubdivided by builder William Pendlebury to create extra lots. No. 38 "Lenray" was built by Pendlebury in 1911. No. 40 "Caloola" was also built by builder William Pendlebury in 1911. Nos. 42, 44 and 46 were built by builder Clement Witheford, also a prolific builder in the area, with No. 42 constructed in 1912, No. 44 also built in 1912, and No. 46 constructed by 1911.	Some of the group have been altered (roller shutters to windows of No. 44, aluminium framed windows and modern awnings and fencing to No. 46).	The group of houses are considered Contributory within the Melford Street Heritage Conservation Area, but are not considered to be of a level of significance which would warrant local heritage listing as individual heritage items. While having historical association with prominent local builders, aesthetic significance has been comprised via alterations.
					
Figure 46: The house at 38 Dunstaffenage Street			Figure 47: The house at No. 40 Dunstaffenage Street		



Figure 48: The house at No. 42 Dunstaffenage Street





Figure 49: The house at No. 44 Dunstaffenage Street



Figure 50: (Left) the house at No. 46 Dunstaffenage Street



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Federation Queen Anne style house. Within the draft Duntroon Street HCA.	29 Duntroon Street	Lot 1, DP 952563	Freestanding single storey Federation Queen Anne style brick house with slate roof.	The front windows of the house have been altered circa 1950s, compromising the aesthetic significance.	The house is considered Contributory within the Floss Street Heritage Conservation Area, but is not considered to be of a level of significance that would warrant local heritage listing as an individual heritage item.
				<p>Figure 51: (Left) The house at No. 29 Duntroon Street</p>	

Federation Queen Anne style house. Within the draft Floss Street HCA.	109 Duntroon Street	Lot 5, DP 4448	Federation Queen Anne style brick freestanding house with an original slate roof. Built circa 1910 on a 1904 subdivision, operated as a private commercial college by lessee/tenant Hugh Thomas Williamson 1911 to 1920s, in 1924 Williamson purchased the site.	The house has had circa 1930s alterations including brick posts added to the front verandah. Aesthetic significance has been compromised by later alterations to the façade. There are other houses of similar quality in the street that are not heritage listed.	The house is considered Contributory within the Floss Street Heritage Conservation Area, but is not considered to be of a level of significance that would warrant local heritage listing as an individual heritage item.
				Figure 52: (Left) The house at No. 109 Duntroon Street	

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation & reasons
"Glenleith". Federation Queen Anne style house. Within the draft Floss Street HCA.	113 Duntroon Street	Lot 3, DP4448	Federation Queen Anne style brick freestanding house with an original slate roof. Built circa 1908 on a 1904 subdivision.	A very intact Federation Queen Anne style house, however no particular historical associations and there are other similar houses in the vicinity which are not heritage listed (including No. 115 adjacent).	The house is considered Contributory within the Floss Street Heritage Conservation Area, but is not considered to be of a level of significance, which would warrant local heritage listing as an individual heritage item. It is similar to other houses in the HCA which are not heritage listed.






Figure 53: "Glenleith", House at 113 Duntroon Street




Figure 54: House at 115 Duntroon Street adjacent (not heritage listed)



Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Pair of Federation Queen Anne style houses: "Corinda" (44) & "Clarburn" (46) Within the draft Duntroon Street HCA	44 and 46 Duntroon Street	Lot 1, DP 236096 (No. 44) Lot 2, DP 236096 (No. 46)	Houses have original slate roofs. Both houses built on a single lot (Lot 5) of an 1899 subdivision, by Marrickville bricklayer Arthur Howard Davies, owner/occupant of Corinda (44) from 1903. In 1920 Davies constructed the house at No. 46 and he and his wife then moved into it. The house at No. 46 is therefore a rare example of a Federation period house built in 1920.	Largely intact pair of modest narrow-fronted Federation Queen Anne style houses associated with a local builder. Carport in front of No 44 detracts from the streetscape appearance.	The pair of adjacent houses are considered Contributory within the Duntroon Street Heritage Conservation Area, but are not considered to be of a level of significance which would warrant local heritage listing as individual heritage items. While their building history is somewhat interesting the houses have lost context, and the carport in front of No 44 reduces aesthetic significance.
					
Figure 55: House at 46 Duntroon St			Figure 56: House at 44 Duntroon Street (with No. 46 left)		

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Federation Queen Anne style house. Within the draft Duntroon Street HCA.	58-60 Duntroon Street	Lot 20, DP 558840	1912 Broadhurst postcard shows development in Duntroon Street at this time. The house has an original slate roof. This is a modest narrow-fronted Federation Queen Anne style house built 1904 by local builder Frederick Robert Rossiter on an 1893 subdivision.	The building is a typical local building that while relatively intact is not outstanding.	The house is considered Contributory within the Duntroon Street Heritage Conservation Area, but is not considered to be of a level of significance which would warrant local heritage listing as an individual heritage item.
			Figure 57: (Left) House at 58-60 Duntroon Street		

Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Pair of Federation Queen Anne style semi-detached houses. Within the draft Hampden Street HCA.	82 and 84 Duntroon Street	Lot 1, DP 577971 (No. 82) Lot 2, DP 577971 (No. 84)	House has an original slate roof. Built between 1915 and 1919 on a single lot (Lot 17 DP 3268) of an 1894 subdivision as speculative housing for rental, possibly by local builder Frederick Robert Rossiter junior, who with his father had built several Duntroon Street houses and was the first occupant of No. 82. New separate titles were issued in 1973.	One of the pair has had brickwork painted; both have had windows to façade replaced with circa 1950s timber framed windows. While the history is of local interest, the houses are not considered to reach the threshold of significance for local heritage listing due to their level of alteration.	The houses are considered Contributory within the draft Hampden St HCA. Alterations have reduced aesthetic significance.
				Figure 58: (Left) Pair of semi-detached houses at 82 & 84 Duntroon Street	





Potential item description	Address	Property Description (Lot and DP No)	Historical or descriptive details and comments	Comment	Recommendation and reasons
Former Children's Home on large site with high circa 1920s brick fence, formal gardens, 4 buildings Not within any draft HCA.	50 Garnet Street	Lot 1, DP 2906	Former Protestant Federation Children's Home opened in 1921. Now a yoga centre.	The history of the site is interesting and the remnants of 2-storey house "Tinonee" constructed in 1904 remain, built into a later (circa 1930s) building. However, overall the buildings on the site, largely dating from the 1920s-1950s are extensively altered, not considered to be of aesthetic significance. and due to fabric changes do not reflect the history of the site well.	Not recommended for heritage listing, due to extensive alteration of buildings. The buildings no longer provide evidence of the history of the site.
					
Figure 59: Recent satellite view of the site at 50 Garnet Street (shaded yellow). Source: NSW Land & Property Information Six Maps			Figure 60: 1943 aerial photo of the site at 50 Garnet Street (shaded yellow). The building in the north-east corner was the house "Tionee" built 1904. Note radical changes to roof form since 1943. Only a remnant of the house remains incorporated into a later building. Source: NSW Land & Property Information Six Maps		



Figure 61: (Left) remnant of the 1904 house “Tionee” at 50 Garnet Street, now incorporated into a later (circa 1930s) building.

### 3.0 HERITAGE CONSERVATION AREAS SHI FORMS

The Stage 1 report for this Study concluded that seven (7) areas within Hurlstone Park be recommended as potential Heritage Conservation Areas, listed as follows:

- Crinan Street Shops HCA
- Duntroon Street HCA
- Floss Street HCA
- Hampden Street HCA
- Melford Street HCA
- Melford Street North HCA
- Tennent Parade HCA.

Attachment 2 of this report contains the State Heritage Inventory (SHI) forms prepared for each of these proposed Heritage Conservation Areas (HCAs). All heritage conservation areas identified in the Stage 1 report for this study have been previously recommended for inclusion in *Schedule 5, Part 2: Heritage Conservation Areas* of a Local Environmental Plan.

Note that Stage 3 of this project involves the preparation of appropriate Development Control Plan heritage controls relating to these HCAs. This is being undertaken concurrently with Stage 2.

### 4.0 RECOMMENDATION

That Council:

- Exhibit a Planning Proposal in relation to heritage listing the recommended sites listed in this report in Table 1 as local heritage items to be added to Schedule 5 of the Canterbury LEP, and adding the seven (7) recommended Heritage Conservation Areas to Schedule 5 of the Canterbury LEP.



## ATTACHMENT 1:

### LIST OF POTENTIAL HERITAGE ITEMS ANALYSED IN THIS REPORT

## LIST OF POTENTIAL ITEMS ANALYSED IN THIS REPORT

Potential Item	Address	Lot & DP	Detailed Description/Comment
Weatherboard cottage "Lydia". Within the draft Melford Street HCA.	40 Acton Street	Lot 21, DP 623455	Single storey detached weatherboard house with terracotta-tiled roof, bullnose corrugated iron front verandah.
Edgeware School (Special purpose public school) Not in any draft HCA.	6 -20 Burnett Street	Lot 105, DP 8865	Public school buildings constructed prior to 1943 (from 1943 aerial photo).
Federation weatherboard House "Mandilla" Within the draft Melford Street HCA.	4 Canberra Street	Lot 2, DP 503010	Federation weatherboard House "Mandilla". Weatherboard house with corrugated iron roof, return bullnose corrugated iron roofed verandah, single storey detached.
Pair of houses "Trevona or "Catherine" (22); "Glenelsie" (24) Within the draft Melford Street HCA.	22 and 24 Canterton Street	Lot 13, Sec 2, DP 5100 and Lot 14, Sec 2, DP 5100	Both Federation Queen Anne style brick houses, single storey detached. No. 24 has similar detailing to Nos. 1-3 Melford Street (may be same builder).
Weatherboard Cottage Not within any HCA.	49 Church Street	Lot 1 DP 945901	Narrow fronted freestanding weatherboard cottage with hipped and gabled corrugated iron roof, freestanding, detached.
Pair of Federation period shops with original shopfronts Within the Crinan Street Shops HCA.	13 & 15 Crinan Street	Lot 9, DP 6091 Lot 10, DP 6091	Pair of Federation period shops with rare original shopfronts.
Former corner shop. Not within any HCA.	81 Crinan Street	Lot 1, DP 3383	Shop built in 1912 (date on parapet); Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffenage Streets.
Weatherboard house Not within any HCA.	101 Crinan Street	Lot 9, DP 3383	Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffenage Streets.
Group of late Victorian and Federation period Houses. Not within any HCA.	Nos. 66, 68, 70, 72, 76 and 78, Crinan Street	Lot 5, DP 3342 Lot 4, DP 3342 Lot A, DP 365662 Lot 2, DP 700041 Lot 1, DP 931430 Lot 1, DP 915598	No. 66 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house No. 68 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house No. 70 - freestanding single storey narrow fronted Federation Filigree style house No. 72 - freestanding single storey Federation Queen Anne style brick house No. 76 - freestanding single storey Federation Queen Anne style brick house No. 78 - Victorian Italianate style freestanding single storey rendered brick house
House "Toorak" Within the draft Melford Street HCA	96 Crinan Street	Lot 5, DP 5924	Freestanding single storey Federation Queen Anne style brick house with slate roof, original front fence.

Potential Item	Address	Lot & DP	Detailed Description/Comment
Federation Queen Anne style houses group (5 houses). Within the draft Melford Street HCA.	Nos. 38 to 46 Dunstaffnage Street	Lots 1 and 2, DP 123813 (No. 38) Lot 1, DP 124110 (No. 40) Lot 1, DP 947077 (No. 42) Lots 1 and 2, DP 123818 (No. 44) Lot 1 DP 950133 (No. 46)	Group of Federation Queen Anne style houses, single storey, detached, slightly elevated above street level. The house are angled and staggered in relation to the street alignment. Originally part of the 5 <sup>th</sup> Jeffreys Estate subdivision of 1910 (which included Euston Street and Gower St) however this area later resubdivided to create extra lots. Nos. 38 and 40 at the south end of this group are known to have been built by builder William Pendlebury in 1911 (see History). The three northern houses all have fin walls at the southern ends of the front verandahs and would appear to have been built by a single (unknown) builder.
Federation Queen Anne style houses with original slate roofs. Within the draft Duntroon Street HCA.	27 & 29 Duntroon Street	Lot 1 DP7126 (No. 27) Lot 1 DP952563 (No. 29)	1912 Broadhurst postcard shows development in Duntroon Street at this time.
Federation Queen Anne style pair of semi-detached houses. Within draft the Duntroon Street HCA.	37 and 39 Duntroon Street (No. 37 on corner of Barton Avenue)	Lots 1 and 2 DP 1069398	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roof.
Federation Queen Anne style house . Within the draft Floss Street HCA.	109 Duntroon Street	Lot 5, DP 4448	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof.
Federation Queen Anne style house "Glenleith". Within the draft Floss Street HCA.	113 Duntroon Street	Lot 3, D P4448	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof. House built in 1905-1907 on the 1904 Starkey Estate subdivision.
Pair of Federation Queen Anne style houses. Within the draft Duntroon Street HCA.	44, 46 Duntroon Street	Lot 1, DP 236096 (No. 44) Lot 2, DP 236096 (No. 46)	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roofs. House has an original slate roof.
Federation Queen Anne style house. Within the Duntroon Street HCA.	58-60 Duntroon Street	Lot 20, DP 558840	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof.
Pair of Federation Queen Anne style semi-detached houses. Within the draft Hampden St HCA.	82-84 Duntroon Street	Lot 1, DP577971 (No. 82) Lot 2, DP577971 (No. 84)	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof
Victorian Italianate style House "Glenairlie" or Gwen Villa". Within the draft Hampden St HCA.	90 Duntroon Street	Lot 1, DP 972451	Victorian Italianate style house, one of an adjacent pair, freestanding single storey, rendered or painted brick,
Victorian Italianate style House "Broomhill". Within the draft Hampden St HCA.	92 Duntroon Street	Lot 20, DP 3268	Victorian Italianate style house, one of an adjacent pair, freestanding single storey, rendered or painted brick, No. 92 has a slate roof.

Potential Item	Address	Lot & DP	Detailed Description/Comment
Federation Queen Anne style house - "Orville" – former dairyman's house. Within the draft Floss Street HCA.	128 Duntroon Street	Lot 1, Section 1, DP 3849	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof, with 2 chimneys, and is on an original subdivision lot.  Lot 1, Section 1 of the Jeffreys Estate No. 1 subdivision and initially built by a dairyman.
"Euston Reserve" Federation period urban park. Within the draft Floss Street HCA.	2C Euston Road	Lot 2, DP 611627 and closed-off street to the west	Historically significant public park which includes Ficus trees and a war memorial.
Federation house. Within the draft Duntroon St HCA.	29 Fernhill Street (corner Barre Street)	Lot 2, DP 309332	Federation Queen Anne style single storey freestanding face brick house with original slate roof on corner site.
Federation house. Within the draft Duntroon St HCA.	31 Fernhill Street (corner Barre Street)	Lot 1, DP 124160	Federation Queen Anne style single storey freestanding face brick house with original terracotta tiled roof on corner site. Federation Queen Anne style single storey freestanding face brick house with original terracotta tiled roof on corner site.
Electricity Substation No. 57 Not within any draft HCA.	12 Floss Street	Lot 1, DP 124155	Listed on Section 170 register.
"Roslyn" - Federation period house. Not in any draft HCA.	46A Floss Street (aka 46 Floss Street)	Lot 1, DP 927664	Former Station Master's Residence,
Federation House "Dalraida" Within the draft Floss Street.HCA.	79 Floss Street (corner Melford Street)	Lot 1, DP 981438	Fine Federation Queen Anne style house on corner of Floss and Melford Streets.
Late Victorian period house. Notwith in any draft HCA.	42 Garnet Street	Lot 2, DP 322881	Freestanding single storey late Victorian period house.
Former Children's Home on large site with high circa 1920s brick fence, formal gardens, 4 buildings. Not within any draft HCA.	50 Garnet Street	Lot 1, DP 2906	Former Protestant Federation Children's Home opened in 1921.
Worked quarry faces Not within any draft HCA.	76-80 Garnet Street	SP 21620	Former quarry site (now residential flat development) with remnant worked quarry faces.
Pair of Federation semi-detached houses. Within the draft Melford Street HCA.	15-17 Gower Street (corner Melford Street)	Lot B, DP 106262 (No. 15) Lot A, DP 106262 (No. 17)	Unusual pair of asymmetrical Federation Queen Anne style semi-detached houses, single storey face brick with slate roof, on corner site.
Inter War California Bungalow on large site Within the draft Melford Street HCA.	21 Kilbride Street	Lot 1, DP 170536	Fine example of Inter-war California Bungalow built in 1922 (first occupied 1923), on large prominent garden site with original fencing. Rare original garage (evidence first owner had a car prior to 1926).
Federation and Inter-War church buildings Within the draft Melford Street North HCA.	8 Melford Street	Lot 4, DP 3738	Former Methodist Church opened in 1912. And later Sunday School building at rear
Federation House "Fern Hill". Within the draft Melford Street HCA.	104 Melford Street	Lot 1, DP 311222	Fine Federation Queen Anne style house on corner of Kilbride and Melford Streets.

Potential Item	Address	Lot & DP	Detailed Description/Comment
St Stephanos - Former "St Stephens Anglican Church", Federation and Inter-War period church buildings Not within any draft HCA.	648-668 New Canterbury Road — 4 separate buildings on the site — Rectory, Church Hall, Church and Child Care Centre	Lot 2, DP 309070 Lot 1, DP 309071 Lot A, DP 448353	Former St Stephens Anglican Church (1924 brick church), including original weatherboard church (1908). Brick church designed by architect John Burcham Clamp.
Total properties in list	51 (includes groups, pairs of adjacent buildings, and St Stephens Anglican Church which includes 3 allotments)	Total potential items or item groups	35

ATTACHMENT 2:

DRAFT STATE HERITAGE INVENTORY FORMS FOR  
POTENTIAL HERITAGE ITEMS RECOMMENDED  
FOR LISTING AS HERITAGE ITEMS



## ATTACHMENT 3:

### DRAFT STATE HERITAGE INVENTORY FORMS FOR THE SEVEN DARFT HURLSTONE PARK HERITAGE CONSERVATION AREAS

Crinan Street Shops HCA  
Duntroon Street HCA  
Floss Street HCA  
Hampden Street HCA  
Melford Street HCA  
Melford Street North HCA  
Tennent Parade HCA.

# Canterbury Heritage Inventory

SHI Number  
**1300438**  
Study Number

**Item Name:** Edgware Special School - 1927 and 1928 building

**Location:** 6-20 Burnett Street, Hurlstone Park

**Address:** 6-20 Burnett Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** Hurlstone Park South Infants School  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The school site is bounded by Burnett Street to the north, shared boundaries with 4 Burnett St and 44 Tennent Parade to the east, shared boundaries with 44 Tennent Parade, 50-50A, 52, 54, 56, 58 and 60 Tennent Parade to the south, and shared boundaries with Nos. 12-14 and 16-20 Smith Avenue to the west.  
**Item Type:** Built  
**Group:** Education  
**Category:** School - State (public)  
**Owner:** State Government  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Special public school  
**Former Uses:** Public Infants School, Catholic Special School  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The two former Hurlstone Park South Infants school buildings (the main classroom building completed 1927 and the weatherboard classroom building completed 1928) are of local historical significance demonstrating the growth of educational facilities in the early to mid 20th century.  
The two early school buildings are of local aesthetic significance as examples of 1920s classroom buildings designed by the NSW Education Department architects office. The design details of the buildings such as tall timber-framed multi-paned windows, fanlights over doors, highlight windows and verandahs, reflect educational architectural thinking of the 1920s period in NSW where standard forms of buildings were developed to address growth across Sydney. This was during a period of austerity seen in the use of timber as well as the use of brick. The two 1920s school buildings are representative of Education Department design from the period.  
The buildings are representative of school development in then new suburbs.

Item Name: **Edgware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

## Historical Notes Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Edgware School is located on what were Lots 95, 96, 103, 104 and 105 of Deposited Plan 8865, the ninth subdivision of Jeffreys Estate, 1917, by then owned by the Intercolonial Land Investment & Building Society Co Ltd. Situated at the south east corner of Hurlstone Park, it was one of the last parts of Jeffreys Estate to be subdivided and comprised land north from the Cooks River fronting Tennant Road (then Smith Avenue) and Burnett Street (then the eastern end of Kilbride Street, split by the railway line during the 1890s).

Much of the subdivision had been sold by 1923 when the NSW Minister for Education announced that a Public Infants School would be built at Hurlstone Park South (NSW Government Gazette, 26 October 1923, p.5007.) In 1924 the land listed above was purchased from various owners 'for the purposes of the Public Instruction Act.' Tenders were called for construction of a school building in 1926 (NSW Government Gazette, 12 March 1926, p.1223). A regular seeker of school jobs, Belmore builder A Quiggin, was successful with a tender of £2593 (\$5186). (Sydney Morning Herald, 28 April 1926, p.9).

The school building was designed by the Department of Education's architects' office, and is a standard school design. The 1920s was one of three periods when public schools were not

**Item Name:** Edgeware Special School - 1927 and 1928 building

**Location:** 6-20 Burnett Street, Hurlstone Park

designed by the NSW Government Architects' Office, and the Education Department's architects were frequently criticized for producing 'the plainest of school buildings'. (Construction and Local Government Journal, 28 November 1928, p.14.) Certainly there is little flourish to the new school's brick classroom block beneath an iron gabled roof, comprising three classrooms connected by a north-facing veranda. Opening the school officially on 6 April 1927, the Inspector of Schools 'made reference to the growth of the district, which the department had recognized by making provision whereby the present building could be added to by another storey, and further extensions made on the ground floor' (Sun, 6 April 1927, p.15). The founding principal was Marcia Macara.

Tenders were advertised in 1928 for a new infant's building at Hurlstone Park (The Sun, Sydney, 29 October 1928, page 2). This is most likely the building referred to as the Weatherboard Classroom building (see description).

As depicted in the 1943 aerial survey photo the school consisted of the main classroom building and a smaller building to its rear (the Weatherboard classroom building). Since then the verandahs to the main classroom building have been enclosed - probably about 1948 as the school's Parents and Citizen's association had been promised action in response to its campaign 'to get wire grilles to protect the school's porches. It complained that these were in a disgraceful state because the school was not fenced and was a hunting ground for vandals'. (Sydney Morning Herald, 1 June 1948, p.1). Although it was the only public school in Hurlstone Park enrolments were modest: in 1977 only 147 children were being taught by six teachers (Canterbury Council local history file). The school was closed due to declining enrolments in 1989, despite a concerted local campaign against the closure. By this time demountable buildings had been added to site. Following the closure of the school as a public school, the site was leased to the Catholic Education Office as a special school, which also closed in 1996. The NSW Government then relocated Edgeware House, a special needs school, to the site in 1997, while selling off part of the site for a townhouse development, again inciting community protests (Valley Times, 11 December 1997, p.1). There are now seven modern school buildings on the site in addition to the two early school buildings

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Towns, suburbs and village	(none)
	6. Educating	Education	(none)

**Designer:** Department of Public Education Architects Office

**Maker / Builder:** A. Quiggin

**Year Started:** 1926      **Year Completed:** 1928      **Circa:** No

**Item Name:** Edgware Special School - 1927 and 1928 building

**Location:** 6-20 Burnett Street, Hurlstone Park

**Physical Description:** The school site faces Burnett Street to the north, and is located in a section of the street accessed from Tennent Parade to the east and closed off at the western end from the western continuation of Burnett Street. To the west the boundary of the school site is adjacent to the rear boundaries of properties at 12-20 Smith Street, to the east the school property is adjacent to the western boundary of the property at No. 4 Burnett Street. To the south, the school site adjoins the rear property boundaries of properties at 46-60 Tennent Parade.

There are two school buildings on the site that date from the early years of the school:

Main Classroom building (completed 1927)

A gabled brick building with a verandah along the Burnett Street (north) frontage returning along the east and west sides, the verandahs now being enclosed with weatherboards and timber windows. The main corrugated iron roof extends over the front verandah, and the verandah roofs wrap around the brick gable ends of the building. The building has wide eaves, with tongue and grooved boarded soffits to the gable ends to east and west and with exposed timber rafter ends to north and south. Windows to the verandah enclosures are small multipaned timber framed windows. External windows to the rear (south) of the brick central portion of the building are tall simple timber-framed double hung windows placed in pairs.

Internally, details include original door and window openings with tall multipaned (6 panes per sash) timber-framed windows along the original brick front (north) façade facing into the now-enclosed front verandah, door openings retaining fanlights and original architraves, and fireplaces retaining some detail.

Weatherboard Classroom Building (completed 1928)

This weatherboard building is located to the south-west of the main school building. It is a small gable roofed building with a weatherboard-enclosed skillion-roofed verandah on the north elevation facing Burnett Street. Internally the verandah retains evidence of timber-slatted ends to east and west.

Internally, the building has a modern ceiling, however, it appears to have originally featured a high ceiling - there are high windows to the exterior on the west and north elevations which no longer provide light to the interior due to the installation of the modern low ceiling.

Windows to the east side are two pairs of simple timber-framed double-hung windows and there are modern concrete entry steps, railing and modern entry door on the east elevation.

A modern window has been installed on the west elevation

**Physical Condition:** Good

**Modification Dates:** Seven additional buildings have been added to the site since 1943.

With regard to the early school buildings, the following modifications are evident:

Main Classroom building: verandah enclosures to east, north and south dating from 1948, removal of early fireplaces, replacement of original doors.

Weatherboard Classroom building: enclosure of originally open east verandah, modern low ceiling to interior, new window to north elevation, entry door and steps to south elevation.

**Item Name:** Edgware Special School - 1927 and 1928 building

**Location:** 6-20 Burnett Street, Hurlstone Park

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

Future new buildings or additions should be designed in response to the heritage values of the two buildings and their setting.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The former Hurlstone Park South Infants school buildings (the main classroom building completed 1927 and the weatherboard classroom building completed 1928) are of local historical significance as evidence of the history of educational provision in the local area in the early to mid 20th century.

**Criteria b)** Not relevant.

**Criteria c)** The two early school buildings - the Main classroom building constructed 1926-1927 and the Weatherboard Classroom building constructed in 1928 - are of aesthetic significance as examples of 1920s classroom buildings designed by NSW Education Department Architects. The design details of the buildings such as tall timber-framed multi-paned windows, fanlights over doors, highlight windows and verandahs, reflect educational architectural thinking of the 1920s period in NSW and demonstrate an austere approach to building design.

**Criteria d)** Social significance has not been researched. It is possible that the school has social significance to former staff and pupils.

**Criteria e)** Not relevant.

**Criteria f)** Not relevant.

**Criteria g)** The two 1920s school buildings are representative of NSW Education Department Architect designs of this period.



# Canterbury Heritage Inventory

SHI Number  
**1300438**  
Study Number

Item Name: **Edgeware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

Integrity / Intactness: Borth early buildings are relatively intact.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	A		DP	102474
	LOT	B		DP	102474
	LOT	108		DP	8865
	LOT	106		DP	8865
	LOT	104		DP	8865
	LOT	103		DP	8865
	LOT	102		DP	8865
	LOT	105		DP	8865

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 11/01/2017

Date Updated: 28/03/2017

Status: Basic

Item Name: **Edgeware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

# Canterbury Heritage Inventory

SHI Number  
**1300293**  
Study Number

Item Name: **Victorian & Federation period house group**

Location: **66, 68,70,72,76, and 78 Crinan Street, Hurlstone Park**

**Address:** 66, 68,70,72,76, and 78 Crinan Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:** Petersham  
**County:** Cumberland

**Other/Former Names:** Refer to Historical Notes for full list of former names.

**Area/Group/Complex:** **Group ID:**

**Aboriginal Area:**

**Curtilage/Boundary:** The curtilage is the parcels of land on which the buildings are located.

**Item Type:** Built **Group:** Residential buildings ( **Category:** House

**Owner:** Multiple Owners

**Admin Codes:** **Code 2:** **Code 3:**

**Current Use:** Residential

**Former Uses:** Residential

**Assessed Significance:** Local **Endorsed Significance:**

**Statement of Significance:** The Crinan Street house group is of local historical significance as a group of houses constructed 1895-1916 on an 1895 subdivision by brickmaker and building contractor William Pendlebury on land adjacent to Pendlebury's Crinan Street brickpit. The group provides evidence of the developmental history of the area when the railway to Belmore was built through Fernhill (now Hurlstone Park) in 1895.

The group of houses are significant at a local level for their historical association with prominent local builders of the 1895-1916 period including William James Pendlebury and James Findlay.

They are of local aesthetic significance as a group, that demonstrates typical characteristics of their periods and styles (Victorian Filigree, Victorian Italianate and Federation Queen Anne) in terms of architectural detailing, elements, form and materials. The houses provide evidence of the construction techniques of their styles and particularly of the typical characteristics of the work of prominent local builders of the period 1895-1916. The houses are representative of their period and styles

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

Item Name: **Victorian & Federation period house group**

Location: **66, 68, 70, 72, 76, and 78 Crinan Street, Hurlstone Park**

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Crinan Street was one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast.

66 Crinan Street occupies Lot 5 of Deposited Plan 3342, an 1895 subdivision by brick maker and building contractor William Pendlebury of land next to his Crinan Street brick pit.

Pendlebury (1857-1921) came to Sydney from Goulburn in 1881 and purchased land for the brick pit, which he worked with his brother Elijah. After the clay was worked out, Pendlebury became Fernhill's most active building contractor, establishing the Crinan Street commercial centre near the new railway station (Methodist 31 December 1921, p.11).

As in many 1800s subdivisions, the Crinan Street lots were deep and narrow - barely 8 metres wide yet 61 metres deep so the houses which William Pendlebury built on Lots 4 and 5, named for his daughters Ethel and Lily, were similarly elongated, typical of suburban housing at this time.

The two properties (now Nos. 66 and 68 Crinan Street) were purchased from Pendlebury by Sylvia Powney of New Canterbury Road, Dulwich Hill, who rented both. (LPI Vol 1217, folio 106, 14 April 1897). In 1909 Mrs. Powney died of strychnine poisoning, determined by the City Coroner to be a suicide due to distress at the ill health of her husband Frank Powney who had been for some time under care at Lewisham Hospital (Australian Star, 28 January 1909, p.7). The court was told that Mrs. Powney owned more than £1000 worth of property. Ethelville and Lilyville were bequeathed to Frank Powney who immediately sold them to

Item Name: **Victorian & Federation period house group**

Location: **66, 68, 70, 72, 76, and 78 Crinan Street, Hurlstone Park**

John William Thompson, a commission agent who owned Lilyville until his death in 1938, residing there from 1919.

Ethelville, number 66 was rented out and John Thompson renamed the house Bombala (Canterbury Council Valuation Books 1926). Its occupant from 1930 was Thompson's dressmaker daughter Minnie. In 1943, after the death of Thompson's widow Mary Ann (Sydney Morning Herald 30 November 1942, p.8), the two houses were bequeathed to Minnie and her sister Rose (LPI Transfers D176505, 176506, 3 February 1943). Thus the houses stayed in the Williams family until the 1960s and 1970s, when a succession of other buyers began.

70 'Lucielle': This allotment was sold by William Pendlebury to Everard Esrom Spratt and Reginald Arthur Spratt in 1912. They were sons of Arthur W. Spratt, who lived next door in 'Lily Ville'. They sold it to James Findlay of Ashfield, builder, on 6/12/1915. He built the house, which has his characteristic style of veranda brackets, in 1915/1916. It was sold on 11/3/1916 to John William Capps of Hurlstone Park, property owner, who lived there for the next two years. In 1918 he sold to Thomas Henry Davis of Hurlstone Park, engineer, who owned it until 1934. NOTE: Everard Esrom Spratt later lived in 18 Vera Avenue, Undercliffe (another listed house), which was built by William Pendlebury.

72 'Ohio': This land was mortgaged by William James Pendlebury of Fernhill, labourer, in 1908, and a house was built on the site. William and his uncle, Elijah Pendlebury, appear as occupants for the first time in Sands' 1909 Directory. The mortgage was discharged in 1911 when the house was sold to Annie Ellen Burgess, wife of Alexander Ernest Burgess of Fernhill, commercial traveller. It was transferred in 1918 to Elizabeth Julia Locke of Croydon, widow, who rented it to various tenants until 1935.

76 'Melrose': The land on which this Federation house was built was transferred from Elijah Pendlebury to Frederick James Lewis of Fernhill, tramway employee, on 6/3/1908. It was immediately mortgaged, presumably to pay for the new house, which was built, probably by William James Pendlebury, in that year. Lewis was shown as occupant in Sands' Directory in 1909. He and his wife mortgaged the property in 1920 - perhaps to finance the updating of the windows to the leadlights that are now in place. The family continued to own the house until 1967.

78 'Harlands': William Pendlebury sold this land to Frederick Robert Rossiter Junior of Canterbury, builder, on 20/2/1895. He mortgaged the property, presumably built the house, and transferred it to Louise Annie Harland Mills, wife of William Mackrell Mills of Sydney, merchant, on 30/5/1895. William Mackrell-Mills (sic) appears as occupant in Sands' Directory 1896. Louise Mills sold the house in 1919.

NOTE: Nos. 72 and 76 Crinan Street were built in an identical style, probably by William James Pendlebury, on land subdivided by his uncle, Elijah. William later became a prominent builder in the area, with houses (among others) in Gower and Dunstaffnage Streets. The roof and windows of no. 72 are likely to be original, whereas the windows of no. 76 were replaced with 1920s leadlight windows.

Former Names:

"Ethelville" (66) "Lily Ville" (68) "Lucielle" (70) "Ohio" (72) "Melrose" (76) "Harlands" (78)

Item Name: **Victorian & Federation period house group**

Location: **66, 68,70,72,76, and 78 Crinan Street, Hurlstone Park**

Themes: National Theme  
4. Settlement

State Theme  
Accommodation (Housing)

Local Theme  
(none)

Designer:

Maker / Builder: William James Pendlebury, James Findlay

Year Started: 1895      Year Completed: 1916      Circa: Yes

**Physical Description:** A group of late Victorian and Federation period houses with typical characteristics of their style and period as well as key elements that were signatures of their builders. Their common features are hipped or gabled roofs with terracotta tile or slate roofing, prominent projecting gable bays, front verandahs supported on timber posts.

No. 66 - Victorian Filigree style freestanding single storey house, narrow fronted, with rendered brick walls, hipped terracotta tiled roof, bullnose corrugated iron roofed front verandah with timber posts and decorative cast iron frieze and brackets. No chimneys (roof cladding replaced with loss of chimneys). Low brick front fence (circa 1920s).

No. 68 - Victorian Filigree style freestanding single storey house, narrow fronted, with rendered brick walls, hipped concrete tiled roof, two rendered brick chimneys, bullnose corrugated iron roofed front verandah with cast iron posts and decorative cast iron frieze and brackets. Three front windows with decorative stucco work and tiling to surrounds. Low brick front fence (circa 1920s). Carport in front garden.

No. 70 - Federation Queen Anne freestanding narrow fronted single storey house with two gable ends facing the street, face brickwork walls, tall rendered brick chimneys to hipped and gabled slate roof. The front verandah features a brick balustrade and decorative timber fretwork. Main front gable end features a "sunrise" pattern in imitation half-timbering, with the secondary gable end over the verandah entry featuring timber shingling. Front windows are timber-framed casements featuring decorative coloured glass panes. The front fence is face brickwork. The house is very original externally, including the slate roofing and chimneys.

No.72 - Federation Queen Anne style freestanding double-fronted single storey house with a hipped and gabled slate roof, face brickwork walls, tall rendered brick chimneys, and a bullnosed corrugated iron roof over the front verandah. The front verandah features turned timber posts and a decorative timber fretwork frieze. An awning on decorative timber brackets over timber-framed double-hung windows are features to the front wall below the front gable end. In original form including slate roofing with terracotta finials and ridge cappings. Wire mesh front fence with hedge behind.

No. 76 - Federation Queen Anne style freestanding double-fronted single storey house with a hipped and gabled terracotta tiled roof, face brickwork walls, tall rendered brick chimneys, and a skillion terracotta tile roofed front verandah. The front verandah features a brick balustrade, turned timber posts and a decorative timber fretwork frieze. An awning on



**Item Name:** Victorian & Federation period house group

**Location:** 66, 68,70,72,76, and 78 Crinan Street, Hurlstone Park

decorative timber brackets over timber-framed double-hung windows is a feature to the front wall below the front gable end. The front fence is a modern powder-coated aluminium fence. No. 78 – Victorian Italianate style freestanding double-fronted single storey house with a hipped and gabled terracotta tiled roof, rendered brick walls, tall rendered brick chimneys, and a skillion terracotta tile front verandah roof. The front verandah features timber posts. The front elevation below the front gable end features a bay window with three arched windows with decorative stucco surrounds, beneath a hipped terracotta tiled roof. The front fence is a 1920s brick and pipe rail fence.

Note there is a late 20th century brick hipped roofed single storey house at No. 74 Crinan Street, which is not part of the group.

**Physical Condition:** Generally good.

**Modification Dates:** No. 66 - roof reclad with terracotta tiles and resulting loss of chimneys, aluminium framed window to front elevation. Carport in front garden.  
No. 68 - roof reclad with concrete tiles, Carport in front garden.  
No. 76 - main roof reclad in terracotta tiles with resulting loss of early finials and ridge cappings. The front verandah roof has also been reclad with terracotta tiles, changing the verandah roof to a skillion from original bullnose corrugated iron verandah roof form. Front fence is modern. The front windows of no. 76 were replaced with 1920s leadlight windows.  
No. 78 - garage added to side of the house, set back behind the front bay window. Roof including front verandah has been reclad in terracotta tiles (likely originally a slate roof with a bullnose corrugated iron front verandah roof), with resultant loss of detail to both main roof and verandah. Brick and pipe rail front fence is 1920s.

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing narrow lot subdivision pattern should remain unaltered.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

# Canterbury Heritage Inventory

SHI Number  
**1300293**  
Study Number

**Item Name:** Victorian & Federation period house group

**Location:** 66, 68,70,72,76, and 78 Crinan Street, Hurlstone Park

- Criteria a)** The Crinan Street house group is of local historical significance as a group of houses constructed 1895-1916 on an 1895 subdivision by brickmaker and building contractor William Pendlebury on land adjacent to Pendlebury's Crinan Street brickpit. This group provides evidence of the developmental history of the area when the railway to Belmore was built through Fernhill (now Hurlstone Park) in 1895.
- Criteria b)** The group of houses are significant at a local level for their historical association with prominent local builders of the 1895-1916 period including William James Pendlebury and James Findlay.
- Criteria c)** The group of houses are of local aesthetic significance as a group which demonstrates typical characteristics of their periods and styles (Victorian Filigree, Victorian Italianate and Federation Queen Anne) in terms of architectural detailing, elements, form and materials. The houses provide evidence of the construction techniques of their styles and particularly of the typical characteristics of the work of prominent local builders of the period 1895-1916.
- Criteria d)** Not relevant.
- Criteria e)** Not relevant
- Criteria f)** Not relevant
- Criteria g)** The houses are representative examples of late Victorian and Federation period housing styles that were speculatively built in the Hurlstone Park area.

**Integrity / Intactness:** Generally intact.

References:	Author	Title	Year
	Births, Deaths and Marriages Index		
	Canterbury and District Historical Society	Federation Ashbury notes (James Findlay Houses, Hanks Street)	
	Dr Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017
	Land Titles Office	Certificate of Titles	
	Sands Directories 1896-1930		

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	4		DP	3342
	LOT	5		DP	3342
	LOT	A		DP	365662

# Canterbury Heritage Inventory

SHI Number  
**1300293**  
Study Number

Item Name: **Victorian & Federation period house group**

Location: **66, 68,70,72,76, and 78 Crinan Street, Hurlstone Park**

LOT	2	DP	700041
LOT	1	DP	915598
LOT	1	DP	931430

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300292**  
Study Number

Item Name: **Federation Queen Anne style house "Stratford"**

Location: **96 Crinan Street, Hurlstone Park**

**Address:** 96 Crinan Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** "Toorak"  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:** Petersham  
**County:** Cumberland  
**Group ID:**

**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.

**Item Type:** Built  
**Owner:** Private - Individual  
**Group:** Residential buildings ( **Category:** House

**Admin Codes:** **Code 2:** **Code 3:**

**Current Use:** Residential

**Former Uses:** Residential

**Assessed Significance:** Local **Endorsed Significance:**

**Statement of Significance:** This house, constructed in 1912-1913, is of local historical significance as it illustrates the early development of the 1910 Jeffreys Estate No.5 subdivision. The house is of local aesthetic significance as a fine example of a Federation Queen Anne style house with late Federation features (particularly timberwork detail to the front verandah, brick strapwork and roughcast stucco to chimneys). The house is a fine representative example of the Federation Queen Anne style in Hurlstone Park and the property is particularly distinctive for a high level of integrity of period detail, including the original front fence.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from

**Item Name:** Federation Queen Anne style house "Stratford"

**Location:** 96 Crinan Street, Hurlstone Park

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

The land was part of the Jeffrey's Estate no.5, subdivided in August 1910. It was sold on 18/11/1911 to Albert Ernest West of Newtown, a carpenter. He occupied his new house some time in 1914. It was sold in January 1918 to James Edward Macintosh of Balmain, a wool classer, and the family retained it until 1958.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

**Designer:**

**Maker / Builder:** Albert Ernest West (?)

**Year Started:** 1912      **Year Completed:** 1913      **Circa:** No

**Physical Description:** A single-storey freestanding late Federation face brick house with asymmetrical facade and a slate clad hipped and gabled roof with a prominent gable end above the verandah facing the street. The roof features terracotta finials and ridge capping and two stuccoed brick chimneys with brick strapwork and terracotta chimney pots. The front verandah beneath the imitation half-timbered gable end has a brick balustrade surmounted by timber posts with elaborate timber brackets and decorative timber frieze. There are, tessellated tiles to the entrance steps and verandah, segmented arched timber casement windows in two groups of three to the facade, and an original brick fence with decorative wrought iron infill panels. Landscaping of the front garden enhances the setting of the house.

Item Name: **Federation Queen Anne style house "Stratford"**

Location: **96 Crinan Street, Hurlstone Park**

**Physical Condition:** Good.

**Modification Dates:** There are no obvious alterations to the house as it is viewed from the street. The house is remarkably intact.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be sub-divided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** This house, constructed in 1912-1913, is of local historical significance as it illustrates the early development of the 1910 Jeffreys Estate No. 5 subdivision.  
The house is a fine example of good quality residential development in the early years of the development of the suburb.

**Criteria b)** Not relevant.

**Criteria c)** The house is of local aesthetic significance as a fine example of a Federation Queen Anne style house with late Federation features (particularly timberwork detail to the front verandah, brick strapwork and roughcast stucco to chimneys).

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the Federation Queen Anne style in Hurlstone Park.

**Integrity / Intactness:** The house and property are particularly distinctive for a remarkable level of integrity of period detail, including the original front fence.



# Canterbury Heritage Inventory

SHI Number  
**1300292**  
Study Number

Item Name: **Federation Queen Anne style house "Stratford"**

Location: **96 Crinan Street, Hurlstone Park**

References:	Author	Title	Year
		Sands Directories 1912-1930	
	LPI	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	5		DP	5924

Latitude:	Longitude:			
Location validity:	Spatial Accuracy:			
Map Name:	Map Scale:			
AMG Zone:	Easting:	Northing:		
Listings:	Name:	Title:	Number:	Date:
	Heritage study			

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered: 02/12/2003	Date Updated: 27/03/2017	Status: Basic
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# Canterbury Heritage Inventory

SHI Number  
**1300440**  
Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

**Address:** 101 Crinan Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** "Guernsey"  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**  
**Group ID:**

**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.

**Item Type:** Built  
**Group:** Residential buildings ( **Category:** House  
**Owner:** Private - Individual

**Admin Codes:** **Code 2:** **Code 3:**

**Current Use:** Residence

**Former Uses:** Residence

**Assessed Significance:** Local **Endorsed Significance:**

**Statement of Significance:** The house, built in 1899, is of local historical significance as it is one of the earliest remaining houses in the Hurlstone Park area. having been constructed in 1899 and first occupied in 1900, and .illustrates the early development of the 1897 subdivision by dairyman Benjamin Bennett of ten lots fronting Crinan Street. The site dimensions still reflect the 1897 subdivision pattern.

The house is of local aesthetic significance as an example of the transition between a Victorian Georgian vernacular style cottage and the Federation period, illustrated by the Victorian period simple symmetrical hipped roofed form of the house with separate front verandah roof, but also incorporating top sashes to front windows with coloured panes of glass fashionable in the Federation period.

The house is also relatively rare for the Hurlstone Park area for its weatherboard construction.

The house is a representative late 19th century example of the transition from Victorian Georgian vernacular to Federation period details.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22)... Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Crinan Street was one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast.

101 Crinan Street occupies Lot 9 of Deposited Plan 3383, an 1897 subdivision by Benjamin James Bennett of land he had purchased in 1883 from Sophia Campbell's subdivision. A dairyman, Bennett had run cattle on the land between Melford and Dunstaffenage streets before subdividing the Crinan Street frontage into ten building allotments.

Lot 9 was purchased in 1897 by Ernest Peter Mollet and his wife Elizabeth. A salesman formerly resident in Glebe, Ernest Mollet is listed in Sands from 1900 (meaning a likely 1899 construction date for the house), one of the first residents of this stretch of Crinan Street. His timber house was not unusual: in 1911 about 30 per cent of Sydney dwellings were clad with timber, a result partly of advances in mill technology which greatly reduced the cost of wall boards, mouldings, frames and all timber construction elements (Australia Census 1911, p.1965). Although the Hurlstone Park subdivisions' covenant "that all new dwellings must be valued at at least £250 (\$500)" was no doubt intended to encourage brick construction, it did not ban timber dwellings as did some subdivision covenants.

The Mollets named their house Guernsey, presumably after the Channel Island, before they moved to a more salubrious dwelling in Duntroon Street, Hurlstone Park in 1919. The house name does not seem to have survived the ownership of Claude Arthur Primrose, a Sydney accountant, the first of three swift changes of ownership. The other owners at this time were

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

storeman Robert Linke and wife Violet, followed by labourer Richard Cramp of Petersham (LPI Transfers A464654, A960104 and B106171)

Wilfred Tarver, a Marrickville baker, purchased the house in 1926, residing there until 1940 and the property continued to provide worker's housing with sheet metal worker Aubrey Francis Histon and wife Mary owners from 1940 to 1975 (LPI Transfers B425979, C897911).

Themes: **National Theme**

**State Theme**

**Local Theme**

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started: 1899

Year Completed: 1899

Circa: No

**Physical Description:** The site, which reflects the original 1897 subdivision pattern, runs through from Crinan Street at the front (south-west) to Wallace Lane at the rear (to the north-east). The house is built to address Crinan Street.

The house is a single storey freestanding weatherboard house with a hipped corrugated iron roof and separate skillion corrugated iron front verandah roof. In form, it is a vernacular Victorian Georgian style cottage, symmetrical with central timber paneled front door and fanlight, flanked by pairs of timber-framed double hung windows. The house reflects Federation period details in the multicoloured panes of glass to the top sashes of the front windows.

A central path leads to the front verandah and front door. There is a modern low brick front fence.

**Physical Condition:** Fair

**Modification Dates:** Circa 1970's low brick front fence. Sides of the front verandah have been clad with fibre-cement panels, and two thin metal posts (circa 1950s) have been added to the front verandah. The verandah also lacks a frieze. There are now no chimneys to the roof (though chimneys appear on the 1943 aerial photo of the house), meaning that the roof has been reclad since 1943 with resulting loss of chimneys. The skillion front verandah roof is also likely a replacement of a more elaborate original front verandah roof (either bullnose profile or concave curved).

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

Replacement of the front fence with a fence more in keeping with the style of the house.

**Management:** Statutory Instrument                      List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The house, built in 1899, is of local historical significance as it is one of the earliest remaining houses in the Hurlstone Park area. having been constructed in 1899 and first occupied in 1900, and illustrates the early development of the 1897 subdivision by dairyman Benjamin Bennett of ten lots fronting Crinan Street. The site dimensions still reflect the 1897 subdivision pattern.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance as an example of the transition between a Victorian Georgian vernacular cottage style and the Federation period, illustrated by the Victorian period simple symmetrical hipped roofed form of the house with separate front verandah roof, but also incorporating top sashes to front windows with coloured panes of glass fashionable in the Federation period.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The house is relatively rare for the Hurlstone Park area for its weatherboard construction.

**Criteria g)** The house is a representative late 19th century example of the transition from Victorian Georgian vernacular to Federation period details.

**Integrity / Intactness:** Relatively intact. Modern brick front fence.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

# Canterbury Heritage Inventory

SHI Number  
**1300440**  
Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	9		DP	3383

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title:

Number:

Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 12/01/2017

Date Updated: 28/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300441**  
Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

**Address:** 27 Duntroon Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** "Shirley" (from 1919)  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.  
**Item Type:** Built  
**Owner:** Private - Individual  
**Admin Codes:**  
**Current Use:** Residence  
**Former Uses:** Residence  
**Assessed Significance:** Local  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**  
**Group ID:**  
**Code 2:**  
**Code 3:**  
**Endorsed Significance:**

**Statement of Significance:** The house "Karoola" is of local historical significance as a house constructed in 1916 on the 1915 Woodside Estate subdivision, illustrating the early development of the subdivision. The house has local historical association with Commonwealth customs officers - George Leslie Symons the initial owner of the house from 1916-1919 and Henry Frederick Morris, also a customs officer and owner of the house 1919-1925, who later became a senior officer of the Department of Trade and Customs, and a member of the Tariff Board. The house is of local aesthetic significance as a fine representative example of a Federation Queen Anne style house illustrating features of the later (1910s) period of the style including asymmetrical form, front verandah roof incorporated into the main roof via a change in slope, stuccoed chimneys and gable ends, decorative timber fretwork to the front verandah and front awning brackets, and timber framed casement windows and fanlights featuring coloured glass panes. The house is a very good representative example of early residential development in the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

27 Duntroon Street occupies Lot 1 of Deposited Plan 7126, a 1915 subdivision of land purchased in 1895 from John and Arthur Jeffreys, heirs to Sophia Campbell's estate, by Annie Elizabeth Firth, wife of George Septimus Firth, civil engineer (LPI Vol.1169 Folio 231, 23 August 1895). The Firths married in Sydney in 1888 before George Firth's engineering work on new railway projects took them to Queensland and elsewhere.

In 1915 Firth was engineer of the NSW North Coast Railway (Daily Examiner, Grafton, 22 September 1915, p.4) when the Woodside subdivision was offered for sale, consisting of 15 building lots, five fronting Duntroon Street and the remainder on the new Woodside Street running west.

The following year Lot 1 was purchased by George Leslie Symons of Dulwich Hill, a customs officer whose steady career progress through the Customs Service and the Post Master Generals Department can be traced through the Commonwealth Gazette (for example 20 April 1912). Symons' residence Karoola appears in Sands from 1917, named perhaps for a small town in Tasmania or more likely for the first Australian hospital ship, then serving in the Great War (LPI Vol.2663 Folio 40 4 May 1916). Symons sold the house in 1919 to fellow customs officer Henry Frederick Morris and wife Jessica Teresa, who renamed the house

**Item Name:** Karoola - Federation Queen Anne style house

**Location:** 27 Duntroon Street, Hurlstone Park

Shirley (LPI Transfer A494737). Morris would go on to become a senior officer of the Department of Trade and Customs and a member of the Tariff Board. He was gone from Hurlstone Park in 1925 (Canberra Times, 6 May 1935 p.2).

Number 27 was then sold to retired butcher Horace Percy Hill of Marrickville who resided there until his death in 1943 after which the property was bequeathed to Hill's nephew Earlwood clerk Sidney Charles Mudge (LPI Transfers B278143, D301713, 'Legal Notices', Sydney Morning Herald, 10 March 1943, p.2).

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

**Designer:**

**Maker / Builder:**

**Year Started:** 1916      **Year Completed:** 1917      **Circa:** No

**Physical Description:** The house is a freestanding single storey Federation Queen Anne style house with face brick walls and a hipped and gabled slate clad roof with terracotta finials and ridge capping, extending over the front verandah. The roof features three tall roughcast stuccoed chimneys with terracotta chimney pots. The rough cast stuccoed front gable end features decorative detail. The front verandah retains decorative timber posts and brackets. The front windows are timber-framed casements with small coloured glass panes at the bottom of each sash, and coloured glass fanlights. The front window below the front gable end features a slate clad awning on decorative timber brackets. The front fence is a sympathetic timber picket fence. There is a garage set back behind the verandah to one side of the house.

**Physical Condition:** Good

**Modification Dates:** Side garage, modern timber picket front fence on original brick base course, and fabric awnings to front verandah are recent alterations.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY: (note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

**Item Name:** Karoola - Federation Queen Anne style house

**Location:** 27 Duntroon Street, Hurlstone Park

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** The house "Karoola" is of local historical significance as a house constructed in 1916 on the 1915 Woodside Estate subdivision, illustrating the early development of the subdivision. The house is a fine example of the early residential development of the suburb.

**Criteria b)** The house has local historical association with Commonwealth customs officers - George Leslie Symons the initial owner of the house from 1916-1919 and Henry Frederick Morris, also a customs officer and owner of the house 1919-1925, who later became a senior officer of the Department of Trade and Customs and a member of the Tariff Board.

**Criteria c)** The house is of local aesthetic significance as a fine representative example of a Federation Queen Anne style house illustrating features of the later (1910s) period of the style including asymmetrical form, front verandah roof incorporated into the main roof via a change in slope, stuccoed chimneys and gable ends, decorative timber fretwork to the front verandah and front awning brackets, and timber framed casement windows and fan lights featuring coloured glass panes.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The house is remarkably intact as viewed from the street, including original brickwork, slate roofing with terracotta ridge capping and finials, original chimneys and original timber framed casement windows.

**Criteria g)** The house is a fine representative example of the 1910s form of the Federation Queen Anne style and a fine representative example of early residential development in the suburb.

**Integrity / Intactness:** The house is remarkably intact as viewed from the street, including original brickwork, slate roofing with terracotta ridge capping and finials, original chimneys and original timber framed casement windows.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

# Canterbury Heritage Inventory

SHI Number  
**1300441**  
Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	7126
	LOT	1		DP	900840

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300451**  
Study Number

Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

Address: 37-39 Duntroon Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: Barton Avenue corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Formal Names: 37: "Benga", 39: "Foxton"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the lot boundaries of the two semidetached houses.

Item Type: Built

Group: Residential buildings ( Category: Semi-Detached House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residences

Former Uses: Residences

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The semi-detached pair of residences are of local historical significance as evidence of the development after 1914 of the "Hurlstone Park No.2" subdivision, which had a building covenant specifying "brick or stone construction to a minimum value of 350 pounds". The houses were built in 1915 and both rented out until 1921, when the original owner moved into No. 39, demonstrating speculative development of the subdivision. Again illustrating historical features of speculative ownership, the houses did not gain separate titles until 2004.

The residences are fine representative examples of Federation Queen Anne style semi-detached development designed for a corner location with features including asymmetrical design (with entries from different streets due to the corner location), a slate roof incorporating verandah roofs, face brick walls, roughcast stuccoed chimneys and gable ends, timber posts and fretwork to verandahs and timber framed casement windows with fanlights.



Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

The pair of residences are a fine early representative example of residential development in the suburb.

## Historical Notes Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

37-39 Duntroon Street occupies what was Lot 13 of Deposited Plan 7566, a 1914 subdivision of land purchased in 1881 by dairy farmer John Sullivan. This land ran west from Duntroon Street to the creek between Duntroon and Dunstaffnage streets. Following Sullivan's death in 1910 his dairy farm was subdivided into 32 building lots as well as forming Barton and Wallace Avenues running west from Duntroon Street. Lot 13 faces Duntroon Street on the southern corner of Barton Avenue.

The building covenant for the 'Hurlstone Park No.2' subdivision specified brick or stone construction to a minimum value of £350, consistent with the rising aspirations of the suburb.

Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

Lot 13 was purchased in 1915 by Hephzibah (Effie) Boyd, wife of William Ingram Armstrong Boyd, who had been since 1903 a clerk at the NSW Department of Education (LPI Vol.2598 Folio 189, 19 August 1915; Government Gazette 4 December 1903, p.8982). Number 37 appears in Sands from 1917, although in September 1916 the first tenants of Foxton – the new house's name – was reporting the arrival of a baby son there ('Births', Sydney Morning Herald, 9 September 1916, p.16).

Meanwhile the Boyds remained at Allan Avenue, Belmore, moving to 39 Duntroon Street in 1921. By this time Mrs. Boyd had a public profile from her charitable and social work for the Methodist Church. In 1924 the Boyds moved to Manly, a 'great loss' to the Belmore Methodist Church (The Methodist, 8 November 1924 p.11).

Built on a generous sized block, almost 15 metres wide and 36 metres deep, the house was divided into two residences, number 37 using the side entrance facing Barton Avenue, while 39 used the main entrance to Duntroon Street. During the Boyds' brief stay at 39, 37 was rented by Nurse Annie Daniels, who had been resident since 1919. No. 39's name Foxton is that of several towns in England and New Zealand. 37 Duntroon Street was named Benga for some time. Hephzibah Boyd died in 1957 and the house was bequeathed to her only child, Effie Muriel Osborne (LPI Transfer H163280).

Numbers 39 and 37 did not gain separate titles until they were sold separately in 2004, in contrast to the neighbouring Lot 12 built and sold in 1914 as separate lots - now numbers 41 and 43 - divided by a party wall.

Themes: **National Theme**  
4. Settlement

**State Theme**  
Towns, suburbs and village

**Local Theme**

(none)

**Designer:**

**Maker / Builder:**

**Year Started:** 1915      **Year Completed:** 1916      **Circa:** No

**Physical Description:** A pair of single storey brick semi-detached Federation Queen Anne style houses, with No. 37 located on the corner of Barton Avenue. With a gabled slate roof featuring several chimneys with terracotta chimney pots and terracotta finials and ridge capping. The houses feature slate clad awnings with timber brackets over windows, a corner verandah (now enclosed) to No. 37, and imitation half-timbered and roughcast stuccoed gable end facing Duntroon Street, also to No. 37. No. 39 features a verandah with pairs of timber posts with a simple timber frieze between the posts, facing Duntroon Street. Both verandahs are incorporated beneath the main slate roof. Windows to facades are timber-framed casements in groups of three with fanlights above. They have a low brick front fence. No. 39 has its' entry off Duntroon Street, No. 37 has its' entry off Barton Avenue which is an unusual

Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

variation of semi-detached design illustrating a non-standard approach.

**Physical Condition:** Good

**Modification Dates:** Corner verandah to No.37 has been enclosed, however verandah joinery remains.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lots should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument                      List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** The semi-detached pair of residences are of local historical significance demonstrating the development after 1914 of the "Hurlstone Park No. 2" subdivision which had a building covenant specifying "brick or stone construction to a minimum value of 350 pounds". The houses were built in 1915 and both rented out until 1921, when the original owner moved into No. 39, demonstrating speculative development of the subdivision. Again illustrating historical features of speculative ownership, the houses did not gain separate titles until 2004.  
The building is a fine early example of residential development in the suburb.
- Criteria b)** Not relevant
- Criteria c)** The residences are fine representative examples of Federation Queen Anne style semi-detached development, with features of the style including asymmetrical design, with entries from different streets due to corner location, slate roof incorporating verandah roofs, brick walls, roughcast stuccoed chimneys and gable ends, timber posts and fretwork to verandahs, timber framed casement windows with fanlights.
- Criteria d)** Not relevant
- Criteria e)** Not relevant

# Canterbury Heritage Inventory

SHI Number  
**1300451**  
Study Number

Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

Criteria f) Not relevant

Criteria g) The residences are fine representative examples of Federation Queen Anne style semi-detached houses and fine representative example of early housing in the suburb.

## Integrity / Intactness:

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	2		DP	1069398
	LOT	1		DP	1069398

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 01/02/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

**Address:** 90 Duntroon Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:** Petersham  
**County:** Cumberland

**Address:** Hampden Street (corner Duntroon Street)  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**

**Other/Former Names:** "Glenairlie" or "Gwen Villa"

**Area/Group/Complex:** **Group ID:**

**Aboriginal Area:**

**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.

**Item Type:** Built **Group:** Residential buildings ( **Category:** House

**Owner:** Private - Individual

**Admin Codes:** **Code 2:** **Code 3:**

**Current Use:** Residential

**Former Uses:** Residential

**Assessed Significance:** **Local** **Endorsed Significance:**

**Statement of Significance:** This house90 Duntroon Street is of local historical significance as an early house constructed in 1896-1897 on the 1895 Fernhill Railway Station Estate subdivision, which illustratinges the earliest development of the subdivision.  
The house is of local aesthetic significance as a representative example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration, . With its return verandah and gable ends facing each street frontage, this house has been designed to address its location on the corner of Duntroon and Hampden Streets. The later (1900-1901) house adjacent at No. 92 Duntroon Street appears to have been designed to reflect the style of this house at No.90 Duntroon Street.  
The house is a relatively rare local example of the Victorian Italianate style.  
The house is a fine representative example of early residential development in the suburb.

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

## Historical Notes Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

This site on the corner of Duntroon and Hampden Street was originally Lot 19 of the 1895 "Fernhill Railway Station Estate" advertised for auction on 21 September 1895.

The land, on which no. 90 is located, was sold by Ebenezer Vickery, Jr. to Margaret Keir, wife of John Keir of Canterbury, plumber, on 1/6/1899. From Sands' Directory, it appears that the house "Glenairlie" or "Gwen Villa": was built in 1897, before the land sale was registered, as John Keir is listed as a resident of the eastern side of Duntroon Street (one of only three residents on the eastern side of Duntroon Street listed that year). It was transferred in 1912 to Ina Maude Martin, widow, and an 18 foot strip from the rear of the lot was sold to enlarge Lot 34 DP3268 which faces Hampden Street.

Themes: National Theme

State Theme

Local Theme

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started: 1897      Year Completed: 1897      Circa: No

**Physical Description:** The property is located on the corner of Hampden Street and Duntroon Street and is a single storey freestanding Victorian Italianate style house with a hipped and gabled terracotta tile roof and terracotta tiled skillion return verandah roof (note the terracotta roof tiling is not original, and the roof profile of the return verandah roof is also not original). The façade is stuccoed, and features a bay window with hipped metal "fishscale" roof and elaborate stucco detail. The front door features fanlights and sidelights. There are turned timber posts to the front verandah. The house features gable ends to both street frontages. Windows are generally timber-framed double hung. To the front bay window, the windows have slightly arched heads.  
The property has modern front and side fences.

**Physical Condition:** Good.

**Modification Dates:** The terracotta roof tiling is not original, and the roof profile of the front verandah roof is not original). Chimneys have been lost to roof recladding and the original profile of the separate front verandah roof has also been lost. Modern front and side fences.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.



# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** 90 Duntroon Street is of local historical significance as a house constructed in 1896-1897 on the 1895 Fernhill Railway Station Estate subdivision illustrating the earliest development of the subdivision.  
The house is a fine (noting the roof changes) example of early residential development in the suburb.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance as a good example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration. With its return verandah and gable ends facing each street frontage, this house has been designed to address its location on the corner of Duntroon and Hampden Streets. The later (1900-1901) house adjacent at 92 Duntroon Street appears to have been designed to reflect the style of this house.

**Criteria d)** Not relevant

**Criteria e)** Not relevant.

**Criteria f)** The house is a relatively rare local example of the Victorian Italianate style.

**Criteria g)** The house is a representative example of the Victorian Italianate style and a representative example of the early housing of the suburb.

**Integrity / Intactness:** Relatively intact house (roof redcladding including alteration to verandah roof form, loss of chimneys).

References:	Author	Title	Year
		Sands Directories 1896-1930	
	LPI	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	972451

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300442**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

**Address:** 92 Duntroon Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** "Broomhill"  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.  
**Item Type:** Built  
**Owner:**  
**Admin Codes:**  
**Current Use:** Residence  
**Former Uses:** Residence  
**Assessed Significance:** Local  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**  
**Group ID:**  
**Code 2:**  
**Code 3:**  
**Endorsed Significance:**

**Statement of Significance:** 92 Duntroon Street is of local historical significance as a house constructed in 1900-1901 on the 1895 Fernhill Railway Station Estate subdivision illustrating the early development of the subdivision and suburb.

The house is of local aesthetic significance as a late (1900-1901) representative example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration, however the house also has a few Federation period touches such as the slate roof extending down over the front verandah, and the terracotta ridge capping and finials to the roof. The house represents an interesting transition between Victorian and Federation period architectural styles. The house style also appears to relate to the earlier house adjacent at 90 Duntroon Street.

The house is a relatively rare example of the Victorian Italianate style in the Hurlstone Park area.

The house is a good representative example of the Victorian Italianate style with some transitional Federation period features and a representative example of early housing in the suburb.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

This site was originally (and remains) Lot 20 of the 1895 "Fernhill Railway Station Estate" advertised for auction on 21 September 1895.

Jane Auld of Pyrmont, widow, bought the property on 24/8/1900. She immediately mortgaged it to the Equitable Permanent Building Land and Savings Institution, apparently to finance the building of a house "Broomhill". John Auld was in occupation by the end of 1901. It remained in the possession of the family until 1954.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing)

(none)

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

Designer:

Maker / Builder:

Year Started: 1900      Year Completed: 1901      Circa: No

**Physical Description:** The property at 92 Duntroon Street retains its early subdivision dimensions. The house is a single storey freestanding Victorian Italianate style house with a hipped and gabled slate clad roof, stuccoed brick façade featuring a front verandah (now enclosed) and a bay window with separate hipped roof and elaborate stucco decoration. The slate roof features terracotta ridge capping and finials and tall stuccoed brick chimneys. Windows to the bay window are timber-framed double-hung. While essentially Victorian Italianate in style, the house does include Federation period details such as the main slate roof extending down to cover the front verandah (rather than the front verandah having a separate roof typical in the Victorian period).

**Physical Condition:** Fair

**Modification Dates:** The front verandah has been enclosed with a painted brick balustrade with timber framed windows above. The low brick front fence is also a later addition to the site.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY: (note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The house is of local historical significance as a house constructed 1900-1901 on the 1895 Fernhill Railway Station Estate subdivision, which illustrates the early development of the subdivision and of housing in the suburb.

**Criteria b)** Not relevant.

# Canterbury Heritage Inventory

SHI Number  
**1300442**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

**Criteria c)** The house is of local aesthetic significance as a late (1900) example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration, however the house also has a few Federation period touches such as the slate roof extending down over the front verandah, and the terracotta ridge capping and finials to the roof. The house represents an interesting transition between Victorian and Federation period architectural styles. The house style also appears to relate to the earlier house adjacent at 90 Duntroon Street.

**Criteria d)** Not relevant.

**Criteria e)** Not relevant.

**Criteria f)** The house is a relatively rare example of the Victorian Italianate style in the Hurlstone Park area.

**Criteria g)** The house is representative of the Victorian Italianate style with some transitional Federation period features and is a representative example of early housing in the suburb.

**Integrity / Intactness:** Relatively intact (front verandah enclosure)

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	20		DP	3268

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage study

Title: Number: Date:

**Custom Field One:**

**Custom Field Two:**

**Custom Field Three:**

# Canterbury Heritage Inventory

SHI Number  
**1300442**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300448**  
Study Number

Item Name: **Former dairyman's house, Federation Queen Anne**

Location: **128 Duntroon Street, Hurlstone Park**

**Address:** 128 Duntroon Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** "Orville"  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.  
**Item Type:** Built  
**Owner:** Private - Individual  
**Admin Codes:**  
**Current Use:** House  
**Former Uses:** House and dairy

**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**

**Group ID:**

**Assessed Significance:** Local

**Endorsed Significance:**

**Statement of Significance:** Built in 1906 on Lot 1 Section 1 of the Jeffrey's Estate 1st subdivision, the house is of local historical significance demonstrating the development of the 1st subdivision of the Jeffrey's estate and as the residence and place of operation of local dairymen, illustrating the operation of local suburban dairies in the early 20th century. The property was operated as a local dairy under two subsequent operators from 1906 until 1914.  
The house is of aesthetic significance as a representative example of a Federation Queen Anne style house in a garden setting, with features of the style including hipped and gabled slate roof with stuccoed chimneys, polychrome brickwork, and leadlight windows.  
The place has local rarity for its association with early dairying the area.  
The house is a representative example of the Federation Queen Anne style and of early development in the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.  
After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

Item Name: **Former dairyman's house, Federation Queen Anne**

Location: **128 Duntroon Street, Hurlstone Park**

However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

128 Duntroon Street occupies Lot 1, Section 1 of Deposited Plan 3849. This 1901 subdivision was the first offered as part of the Jeffrey's Estate. The subdivision comprised 92 building lots south of the railway line, bounded by Fernhill, Kilbride (later Burnett), Starkey and Commons streets. Lot 1, Section 1 was one of a small number of lots between Commons Street and the railway line.

In 1906 the property was purchased by Frederick William Henry Sherring, a Marrickville dairyman (LPI Vol.1742 Folio 6, 11 December 1906). In partnership with Francis Tutton, Sherring ran a milk cart from a dairy at Wardell Road, Marrickville, although he dissolved this partnership in 1906 and moved his cows and horses to the new property (NSW Government Gazette, 17 October 1906, p.5775).

Sherring and his dairy are listed in Sands from 1907 although his dairy career suffered a brief setback in 1910 when he was charged with refusing to give a milk sample to a health inspector while selling milk in Petersham; Sherring escaped conviction on a technicality (Evening News, 11 October 1910, p.10). At this time Sherring was one of hundreds of suburban dairy keepers listed in Sands, large dairy cooperatives were yet to dominate the industry and working animals were an everyday part of suburbia, with dairy cattle driven daily to and from their grazing land. At 740 square metres Lot 1 is substantially larger than its neighbours, sufficiently spacious for this backyard enterprise.

From 1911 the dairy is listed under the name of David Scrimgeour, a young dairyman who

**Item Name:** Former dairyman's house, Federation Queen Anne

**Location:** 128 Duntroon Street, Hurlstone Park

quickly advertised for help: 'SMART MAN wanted, milk and deliver, good wages, good man, APPLY (fare paid) SCRIMGEOUR, Duntroon St. Fernhill' (Sydney Morning Herald, 5 July 1911, p.21). Scrimgeour would go on to establish a thriving milk business at Bondi (Hebrew Standard, 1 November 1929, p.10).

In 1914 Frederick Sherring advertised the house for rent: 'NEW COTTAGE, 3 rms, kitchen, one min strn. Rent 18s 6d. F Sherring, Duntroon st Hurlstone Park' (Sydney Morning Herald, 12 May 1914, p.13). During 1915 the property was sold to Marrickville estate agent Frederick Bennett whose occupation until 1919 spelled the end of dairying activity there (LPI Transfer A201044). During this period 128 Duntroon Street was again sold, this time to Lizzie Louisa Northwood, who was resident there by 1920 (LPI Transfer A347416).

Lizzie Northwood worked for the Postmaster General's Department. In 1900 she had been promoted to 'switch-attendant, head office' with her salary increasing from £39 to £52 while further promotions were documented in later years until she became a supervisor in 1940 (Evening News, 15 January 1900, p.8; Commonwealth Gazette, 4 April 1940, p.762). During her ownership the house gained the name Orville, that of several towns and villages in France as well as a popular first name in the USA. She added a brick garage constructed in 1934 (Construction and Real Estate Journal, 11 July 1934, p.2).

In 1951 the property was sold to Elsie Kathleen Reynolds, who worked for Anthony Horderns department store and had gained a moment of media fame for winning the State Lottery during 1950 (Sun, 7 December 1950, p.15).

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Commerce	Local dairies
	4. Settlement	Accommodation (Housing)	(none)

**Designer:**

**Maker / Builder:**

**Year Started:**                      **Year Completed:** 1906                      **Circa:** No

**Physical Description:** The house is located on Lot1 Section1 of the 1st Jeffrey's Estate subdivision and retains it's original site dimensions and lot and DP number The site is approx. 754 square metres in area, dimensions that enabled its early operation as a suburban dairy from 1906-1914. The front verandah floor is finished with tessellated tiles with white marble edging. There is a low brick front fence. The house is a detached single storey polychrome brick Federation Queen Anne style house with a hipped and gabled slate roof with terracotta finials and ridge capping and rendered brick chimneys with terracotta chimney pots. The windows to the façade are timber-framed double hung with leadlight sashes. The timber panelled front door features a fanlight. The façade also features a slate clad awning over the front window and a

**Item Name:** Former dairyman's house, Federation Queen Anne

**Location:** 128 Duntroon Street, Hurlstone Park

front verandah with circa 1950s metal columns and a flat metal roof.

**Physical Condition:** Good

**Modification Dates:** Front verandahs circa 1950s with metal columns and a flat metal roof (likely originally had a bullnose corrugated iron verandah roof on timber posts with decorative timber brackets).

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument                      List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** Built 1906 on Lot 1 Section 1 of the Jeffrey's Estate 1st subdivision, the house is of local historical significance as evidence of the development of the 1st subdivision of the Jeffrey's estate and as the residence and place of operation of local dairymen, illustrating the operation of local suburban dairies in the early 20th century. The property was operated as a local dairy under two subsequent operators from 1906 until 1914.
- Criteria b)** The house has associational significance with early dairying and industry in the suburb.
- Criteria c)** The house is of aesthetic significance as a representative example of a Federation Queen Anne style house in a garden setting, with features of the style including hipped and gabled slate roof with stuccoed chimneys, polychrome brickwork, leadlight windows.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The place has local rarity for its association with early dairying in the area.
- Criteria g)** The house is a representative example of the Federation Queen Anne style and of early development in the suburb.

# Canterbury Heritage Inventory

SHI Number  
**1300448**  
Study Number

Item Name: **Former dairyman's house, Federation Queen Anne**

Location: **128 Duntroon Street, Hurlstone Park**

**Integrity / Intactness:** Front verandah roof has been altered to a flat metal roof (likely originally bullnosed corrugated iron).

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1	1	DP	3849

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage study

Title: Number: Date:

**Custom Field One:**

**Custom Field Two:**

**Custom Field Three:**

**Custom Field Four:**

**Custom Field Five:**

**Custom Field Six:**

**Data Entry:** Date First Entered: 31/01/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

Address: 2C-2D Euston Road  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Address: Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Formal Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: Euston Reserve comprises part road reserve, and Lots 1 and 2 of DP 611627. 2C Euston Road is situated on Lot 2, 2D Euston Road on Lot 1.

Item Type: Landscape

Group: Parks, Gardens and T Category: Urban Park

Owner: Local Government

Admin Codes:

Code 2:

Code 3:

Current Use: Public Reserve

Former Uses: Public Reserve

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** Euston Reserve is of local historical significance as a park donated by a private property owner in 1910-1911.  
Euston Reserve has strong local historical association with Vincent Campbell Sharp, a local identity (owner of the adjoining house "Euston" 67 Floss Street), who generously donated the land for public recreation.  
The War Memorial (moved to the park in 1947) has historical associations with local groups who lobbied for the erection of a monument to numerous local individuals who enlisted for active service. It also has strong associations with the families and friends of those local servicemen and women who served in World War I.  
Euston Reserve has local aesthetic significance for its mature Ficus plantings and for its central war memorial, as well as for its aesthetic contribution to the locality as an open space

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

that contributes to the aesthetic of the streetscapes of Euston Road and Floss Street, and the setting of the adjacent house, the heritage item "Euston" (67 Floss Street). Euston Reserve has local social significance for the World War I war memorial, relocated to the park in 1947, due to the significance of the war memorial in Anzac Day ceremonies and other events commemorating World War I to the descendants of the World War I veterans whose names are inscribed on the memorial, and to ex-serviceman's organisations. Euston Reserve is historically rare as a public open space privately donated for public use in the early 20th century.

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Euston Reserve History

The land which includes Euston Reserve was subdivided in August 1910 as Jeffrey's Estate. Allotment 57 in the subdivision was left as a public reserve on the subdivision plan. Lots 53-56 and the reserve, named Euston Square were transferred to Vincent Campbell Sharp, gentleman of Fernhill. In October 1911, Sharp dedicated Euston Square as public land and the April 1912 Metropolitan Water Sewerage and Drainage Board's Detail Survey shows the land as a Public Reserve. Sharp lived for a time in the large Federation house 'Euston'



**Item Name:** Euston Reserve - Federation urban park

**Location:** 2C-2D Euston Road, Hurlstone Park

adjacent to the reserve's western boundary. It is believed in about 1947 the war memorial was re-located from a site near Hurlstone Park Railway Station to Euston Square. No documented proof of the reason for re-locating the memorial has yet been found, however, residents in the area believe it was the result of problems drivers were experiencing while manipulating vehicles around the memorial. Eventually Euston Square was incorporated into a park constructed in 1972 when Euston Square was closed and Euston Road was closed off at Dunstaffenage Street. The park was called Euston Park and the memorial became known as the Euston (Park War) Memorial. An undated plan (ref P13/1) shows Euston Reserve as a triangular area bounded on the north by Euston Road, on the west by Euston Square, on the south by Floss Street and with its apex adjoining Dunstaffenage Street. The reserve was bounded by concrete footpaths and had stone bordered garden plots at each corner. Concrete seats were located under each of four trees.

A plan dated 31 May 1972 (File No. 67/3362) shows the proposed layout of the closure of Euston Square and its incorporation into Euston Reserve. In response to requests from the Canterbury Hurlstone Park RSL Club that the area surrounding the war memorial be upgraded, Council had their landscape architect prepare a Landscape Sketch Plan (Drawing L371, Issue C, dated 18 August 1999 (File E-42-1). Council's city services committee resolved on 30 September 1999 that the project (estimated cost \$38,000) be referred to the draft 2000/01 budget. In February 2000 Council's landscape architect finalised plans for the upgrading of the area around the memorial including regrading, paving, seating and creation of a north - south axial pathway.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Towns, suburbs and village	(none)
	8. Culture	Creative endeavour (Cultur	(none)
	8. Culture	Leisure	Urban parks
	9. Phases of Life	Events	War Memorials
	9. Phases of Life	Persons	(none)

**Designer:** 1999 landscape design by Council Landscape Architect, Joanne Tisdell

**Maker / Builder:**

**Year Started:**

**Year Completed:**

**Circa:** No

**Physical Description:** A triangular shaped park at the junction of Floss Street and Dunstaffenage Street including the closed-off eastern end of Euston Road. Overlooked by Federation and Interwar housing, the reserve is mostly grassed and features a central area containing the grey granite war

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

memorial, set amidst three mature *Ficus microcarpa* var *hillii* (Hill's Weeping Fig) with a hexagonal area of brick paving around the memorial and mulched areas under the trees. The stepped plinth and pedestal of the memorial provide suitable places for the laying of wreaths. Hard landscaping includes low stonewalls, posts and edging. Soft landscaping includes shade-loving ornamentals such as *Asplenium australasicum* (Bird's Nest Fern), *Philodendron* 'Xanadu', *Nandina domestica* 'Nana' (Dwarf Bamboo), *Ophiopogon japonicus* (Mondo Grass) and *Impatiens* cultivars (Busylizzie). The area around the memorial has teak bench seats facing the monument that have been installed recently. At the western end of the park there is grassed mound with park benches. A large Federation period house adjoins the site to the west at Lot 2, DP1044798. The eastern end of the park has a playground area with slippery dip, swing and see saw. Along the Floss Street boundary the park is edged with sandstone blocks. At the apex of the park there is a golden cypress tree that is encircled in a stone edged planter that has the typical detail found in many of Canterbury's parks of this period. There is a modern electricity substation at the eastern end of the park, east of the playground area (the substation is on Lot 1, DP611627).

The end of Euston Street adjoining the reserve is a closed road that has been landscaped with low-grassed mounds and plantings of eucalyptus trees. There is an electrical substation at the eastern end of the park that is visually intrusive. The war memorial, originally relocated here in 1947, is now located in the centre of the park. The war memorial, constructed of grey granite, is in the form of a doric column surmounted by a ball finial, placed on a polygonal base inscribed in gold on one side with the words "The Great War 1914-1919. This memorial is erected by the residents in honor of those who enlisted for active service from Hurlstone Park." and inscribed in gold on two other sides with the names of those who served in the war from the Hurlstone Park area. The memorial also features a foundation plaque and another recent plaque.

There have been some recent modifications to the park including modern light poles and signage, park benches near the war memorial, and a small children's play area located in the narrow triangular area at the eastern end of the park. The park was relandscaped in 1999.

**Physical Condition:** Good and well maintained.

**Modification Dates:** 1940s - The 1943 aerial photo of the park shows a road at the western end connecting Floss Street to Euston Road - this road was later incorporated into the park. The park is shown in 1943 as largely grassed, without its central war memorial (moved to the park in 19947) and with a sparse scattering of shrubs and tree plantings. Three of the small trees shown in 1943 may be the now mature *Ficus* trees within the park.

1972 - Euston Square (a street which linked Euston Road and Floss Street) was closed and incorporated into the park, and Euston Road was also closed off at the eastern end at the same time.

1999 - The park was relandscaped to a design by the Council's Landscape Architect.

**Recommended Management:** Note: This is a Council owned and managed park. A Conservation Management Strategy (prepared by Chris Betteridge and David Beaver) has been prepared for the park and should

**Item Name:** Euston Reserve - Federation urban park

**Location:** 2C-2D Euston Road, Hurlstone Park

guide future planning and work.

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The significant elements of the park - which are the war memorial and the Ficus trees - should be retained and maintained. Maintain the open space character and landscaping of the reserve. Undertake future works within the context of the heritage values and elements of the park.

**Management:** Statutory Instrument                      List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** Euston Reserve is of local historical significance as a park donated by a private property owner in 1910-1911. The park is also of local historical significance for the World War I war memorial, erected in 1920 and relocated to the park in 1947, which commemorates Hurlstone Park residents who served in World War I.
- Criteria b)** Euston Reserve has strong local historical association with Vincent Campbell Sharp, a local identity (owner of the house "Euston" 67 Floss Street), who generously donated the land for public recreation. The War Memorial (moved to the park in 1947) has historical associations with local groups who lobbied for the erection of a monument to numerous local individuals who enlisted for active service. It also has strong associations with the families and friends of those local servicemen and women who served in World War I.
- Criteria c)** Euston Reserve has local aesthetic significance for its mature Ficus plantings and for its central war memorial, as well as for its aesthetic contribution to the locality as an open space area which contributes to the aesthetics of the streetscapes of Euston Road and Floss Street, and the setting of the adjacent house, the heritage item "Euston". (67 Floss Street).
- Criteria d)** Euston Reserve has local social significance for the World War I war memorial, relocated to the park in 1947, due to the significance of the war memorial in Anzac Day ceremonies and other events commemorating World War I to the descendants of the World War I veterans whose names are inscribed on the memorial, and to ex-servicemen's organisations.
- Criteria e)** Not relevant
- Criteria f)** Euston Reserve is historically rare as a public open space privately donated for public use in the early 20th century.
- Criteria g)** Not relevant

**Integrity / Intactness:** Medium

# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

References:	Author	Title	Year
		Register of War Memorial in NSW (online)	
	Canterbury Municipal Council	Deposited Plan No.5924	
	Chris Betteridge & David Beaver	Conservation Management Strategies for seven locally significant parks in the City of Canterbury	2008
	Land Titles Office	Certificate of Title	
	Lesley Muir	Canterbury's Boys: World War 1 & Sydney Suburban Fringe	2002
	Sydney Water Board	Water Board Detail Survey-Canterbury Sheet 32	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	611627
	LOT	2		DP	611627

Latitude: Longitude:  
 Location validity: Spatial Accuracy:  
 Map Name: Map Scale:  
 AMG Zone: Easting: Northing:  
 Listings: Name: Title: Number: Date:  
 Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 23/10/2002 Date Updated: 28/03/2017 Status: Partial

# Canterbury Heritage Inventory

SHI Number  
**1300445**  
Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

Address: 29 Fernhill Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: Barre Street corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Formal Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** 29 Fernhill Street is of local historical significance as a house built in 1911 on the 1906 third subdivision of the Jeffreys Estate, illustrating the early development of the estate. It has local historical association with prominent local builder William Pendlebury, co-owner of a local brickworks, for whom the house was built in 1911 (William Pendlebury was in occupation by 1912), though the builder of the house may have been his son William James Pendlebury, also a building contractor. William Pendlebury was responsible for the development of the Crinan Street commercial centre near the Hurlstone Park railway station and for building a number of houses in Crinan Street. Pendlebury occupied the house from 1912 until his death in 1921.

The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style on a prominent corner site, with many features of the style including hipped and gabled slate roof changing pitch to cover the return verandah, return verandah on tapered timber posts surmounted on brick pediments, casement windows

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

incorporating coloured glazing, polychrome brickwork, slate roofed window awnings with decorative timber frames.

The house is a fine representative example of the work of a prominent local builder in the Federation Queen Anne style.

The house has representative value as a fine example of early housing within the suburb.

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

Fernhill Street retains the first name for Hurlstone Park as it became a locality distinct from Canterbury during the 1890s. Fernhill was Sophia Campbell's home in Hampshire following her return to England. In 1893 the Fernhill Estate subdivided the land used earlier by Anthony Blamire's brick works and established Fernhill Street running north from Crinan Street.

29 Fernhill Street occupies Lot 35 of Deposited Plan 4767, the third subdivision of the Jeffreys Estate comprising most of Hurlstone Park. This 1906 subdivision added 24 building lots north of Barre Street between Fernhill and Dunstaffenage streets.

Lot 35 on the north east corner of Fernhill and Barre streets was purchased in 1910 by

**Item Name:** Federation Queen Anne style house

**Location:** 29 Fernhill Street, Hurlstone Park

William Pendlebury (1857-1921) who came to Sydney from Goulburn in 1881 and purchased land for the brick pit, which he worked with his brother Elijah. After the clay was worked out Pendlebury became Fernhill's most active building contractor, establishing the Crinan Street commercial centre near the new railway station (Methodist 31 December 1921, p.11; LPI Vol. 2041 Folio 165, 9 March 1910).

Pendlebury had built several houses nearby in Crinan Street and resided there until he was listed in Sands at Fernhill Street in 1912. The Fernhill Street residence may have inspired the following ad: 'PLASTERER'S LABOURER wanted. Pendlebury's job. Fernhill Street. Fernhill' although the builder could well have been Pendlebury's son William James who followed him into the building trade (Sydney Morning Herald, 8 June 1910, p.17). Pendlebury senior remained at the new house until his death in 1921 when it passed to his widow Ellen (LPI Transfer A844876).

During 1923 Ellen Pendlebury sold the house to Francis Langford Richard Stevenson of Ashfield (LPI Transfer A987674). Stevenson was a City Missionary with the Sydney City Mission, established in 1862 as an evangelical outreach to Sydney's poor. However sustained contact with the poverty endemic in Sydney's inner suburbs saw the Mission increasingly active on social welfare, unemployment and housing, the main focus of today's Mission Australia. FLR Stevenson was Missionary to Surry Hills, then to Alexandria and was vocal on the consequences of poverty in those areas: 'the distress in this district...is heart-rending. I have had children in asking for food, who have not had anything to eat for three days' (Sun, 18 December 1930, p.15).

FLR Stevenson also purchased the rear part of the neighbouring Lot 34 (27 Fernhill Street) and had Lot 35 divided to create a new lot facing south, now 1 Barre Street, which he sold to builder George Albert Thorby (LPI Vol.3599 Folios 131, 132, 6 June 1924). No 29, named Hurlstone during the 1920s, passed to FLR Stevenson's widow Cordelia Beatrice in 1952, remaining in the Stevenson family until the 1970s (LPI Transfer F704295).

**Themes:** National Theme

4. Settlement

State Theme

Accommodation (Housing)

Local Theme

Local builders

**Designer:**

**Maker / Builder:** William Pendlebury, William James Pendlebury

**Year Started:**

**Year Completed:** 1911

**Circa:** No

**Physical Description:** A single storey freestanding Federation Queen Anne style house on a corner site with a hipped and gabled slate-clad roof with decorative terracotta ridge capping and finials, and rendered brick and rough cast stuccoed chimneys. The roof form features a gable end facing each street frontage. The house is built of polychrome brickwork, with a band of red



Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

brickwork at windowsill level, and the use of dark brown brickwork at corners in imitation of quoining. The house features a return verandah on tapered timber posts mounted on tapered brick pediments, with three posts at the corner. The verandah roof is a continuation of the main slate roof with a change of pitch (indicative of the Federation Queen Anne style). Windows to the street elevations are timber-framed casements with sidelights and arched fanlights featuring coloured glass to fanlights, and in square panes to main casement windows, with each window opening featuring elaborate stuccoed sills. Windows below the street-facing gable ends are shaded by slate clad awnings on decorative timber frames. The edges of the verandah roof feature exposed timber rafter ends. The front fence to both street frontages is an early brick fence with shaped brickwork capping to both infill sections and posts.

**Physical Condition:** Good

**Modification Dates:**

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:

(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** 29 Fernhill Street is of local historical significance as a house built in 1911 on the 1906 third subdivision of the Jeffreys Estate, which illustrates the early development of the estate. The house has historical significance as a fine early house in the area demonstrating the quality of development of the suburb.

**Criteria b)** The house has local historical association with prominent local builder William Pendlebury, co-owner of a local brickworks, for whom the house was built in 1911 (William Pendlebury was in occupation by 1912), though the builder of the house may have been his son William James Pendlebury, also a building contractor. William Pendlebury was responsible for the

# Canterbury Heritage Inventory

SHI Number  
**1300445**  
Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

development of the Crinan Street commercial centre near the Hurlstone Park railway station and for building a number of houses in Crinan Street. William Pendlebury occupied this house from 1912 till his death in 1921.

**Criteria c)** The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style on a prominent corner site, with many features of the style including hipped and gabled slate roof changing pitch to cover the return verandah, return verandah on tapered timber posts surmounted on brick pediments, casement windows incorporating coloured glazing, polychrome brickwork, slate roofed window awnings with decorative timber frames.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the work of a prominent local builder in the Federation Queen Anne style and a fine example of early residential development in the suburb.

**Integrity / Intactness:** Very intact externally

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	2		DP	309332

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage study

Title: Number: Date:

**Custom Field One:**

# Canterbury Heritage Inventory

SHI Number  
**1300445**  
Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 17/01/2017

Date Updated: 15/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300446**  
Study Number

**Item Name:** Eulowrie - Federation Queen Anne style house

**Location:** 31 Fernhill Street, Hurlstone Park

**Address:** 31 Fernhill Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** Groselea  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is located.  
**Item Type:** Built  
**Owner:** Private - Individual  
**Admin Codes:**  
**Current Use:** Residence  
**Former Uses:** Residence  
**Assessed Significance:** Local  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**  
**Group ID:**  
**Code 2:**  
**Code 3:**  
**Endorsed Significance:**

**Statement of Significance:** 32 Fernhill Street, built 1911 on a 1909 resubdivision by William Pendlebury of part of the 1893 Fernhill subdivision, is of historical significance as representative of the work of prominent local builders William Pendlebury and his son William James Pendlebury. It also demonstrates the process of resubdivision of the area in the early 20th century. The house has local historical association with William Pendlebury, brick maker and prominent local builder, and his son William James Pendlebury, also a prominent local builder, who were responsible for the construction of the house in 1911. William Pendlebury was co-owner of a Sydney brick pit and became the Hurlstone Park area's most active local builder, responsible for the development of the Crinan Street commercial area near Hurlstone Park Railway Station and for building a number of houses in Crinan Street, as well as 29 and 31 Fernhill Street. The house also has local historical association with Albert Edwin Forrest, owner and resident from 1919 till his death in 1961, Forrest being of local interest for having served as an officer of the Young Men's Christian Association during World War I, and having published a souvenir book about the trip home by troop ship in 1918. The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style constructed by prominent local builders, featuring aspects of the style such as a fine use of polychrome brickwork, design to address corner site with return verandah, decorative verandah timberwork and timber framed casement windows, original

**Item Name:** Eulowrie - Federation Queen Anne style house

**Location:** 31 Fernhill Street, Hurlstone Park

roof form with chimneys and terracotta finials and ridge capping, tessellated tiling to verandah floor.

The house is of local representative significance as a fine example of early residential development in the suburb.

## **Historical Notes** Area History

### **or Provenance:**

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## **Site History**

Fernhill Street retains the first name for Hurlstone Park as it became a locality distinct from Canterbury. Fernhill was Sophia Campbell's house in Hampshire following her return to England. The 1893 Fernhill subdivision was one of the first residential subdivisions of Hurlstone Park and the first to use the name of Fernhill. This subdivision set out 41 building lots on land formerly used by Anthony Blamire's brick works, creating Fernhill, Barre and Short streets north of Crinan Street.

31 Fernhill Street occupies part of what were Lots 1, 2 and 3, Section 1 of Deposited Plan 3137, the 1893 Fernhill subdivision. In 1903 Marrickville dairyman Joseph Patrick Woolford purchased lots 1 to 5 of Section 1, running from the south eastern corner of Fernhill and Barre streets to the eastern end of Barre Street, where it encountered the creek which

**Item Name:** Eulowrie - Federation Queen Anne style house

**Location:** 31 Fernhill Street, Hurlstone Park

terminated several Hurlstone Park streets (LPI Vol. 1464 Folio 154, 27 April 1903). Woolford sold this land in 1909 to Ellen Pendlebury, wife of William Pendlebury (1857-1921) who came to Sydney from Goulburn in 1881 and purchased land for the brick pit, which he worked with his brother Elijah. After the clay was worked out Pendlebury became Fernhill's most active building contractor, establishing the Crinan Street commercial centre near the new railway station (Methodist 31 December 1921; LPI Transfer 529422). Pendlebury had built several houses nearby in Crinan Street and resided there before building a new home on Fernhill Street. Presumably the following advertisement was placed for one or both of these jobs: 'PLASTERER'S LABOURER wanted. Pendlebury's job. Fernhill St. Fernhill' although the builder could well have been Pendlebury's son William James who followed him into the building trade (Sydney Morning Herald, 8 June 1910, p.17).

The Pendleburys redrew lots 1 to 3 to create three slightly deeper lots facing Fernhill Street rather than Barre Street, as in the subdivision. They were sold off separately; the one on the corner of Fernhill and Barre to company manager James Robertson who Sands listed in residence from 1912 (LPI Vol.2157 Folio 30, 19 June 1911). Robertson quickly sold the new house to John William Owen, an employee of the Tramways Department who supervised the trams starting their runs from Phillip Street, Circular Quay (Sun, 11 December 1911, p.7). Helped into ownership by William Pendlebury's mortgage, Owen named the new house Groselea (LPI Transfer 635560).

In 1916 owner and name again changed, with engine driver George Dewe and his parents in occupation of Eulowrie; the name is that of a mountain and station in western New South Wales (LPI Transfer A83918). However Dewe enlisted and embarked for France the same year and was reported wounded in 1918 (Sydney Morning Herald, 22 April 1918, p.3). There are no later reports of George Dewe's fate, but in 1919 the property was sold to Albert Edwin Forrest (LPI Transfer A508746).

Forrest had also been in France, not as a combatant but as an officer of the Young Men's Christian Association, organising comforts and entertainment for the troops. On his return he published a souvenir book about the trip home by troop ship (Geelong Advertiser, 15 May 1918, p.6; Souvenir of HMAT Friedrichsrund: Homeward bound, 1919, Hurlstone Park, 1919). Forrest's Sydney life was occupied by the YMCA and the Presbyterian Church; during 1940 an office and a brick garage were added to Eulowrie (Construction, 21 August 1940, p.3). Albert Forrest lived there with wife Lily until his death in 1961.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

**Designer:**

**Maker / Builder:** William Pendlebury, William James Pendlebury, builders

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

Year Started:

Year Completed: 1911

Circa: No

**Physical Description:** The house is a single storey freestanding Federation Queen Anne style house on a prominent corner site, designed to address the corner location. The house has a hipped and gabled terracotta tile roof with terracotta ridge capping and finials and stuccoed brick chimneys with terracotta chimney pots. The roof features gable ends facing both street frontages. The house is constructed of polychrome brickwork, with a band of red brickwork at windowsill level and dark brown bricks used to emphasise corners, in imitation of quoining. The house features a return verandah facing the street corner, with the verandah roof being incorporated into the main roof via a change in pitch. The return verandah features turned timber posts mounted on tapered brick pediments, timber fretwork brackets and frieze. There are awnings over windows below both street facing gable ends, the awnings being on decorative timber frames and brackets. The awning roofs are fish scale metal. The front door has a fanlight above. The verandah floor features tessellated tiling. Front windows facing the street below gable ends or facing into the verandah are groups of timber-framed casements with fanlights, featuring decorative stuccoed sills. The street facing gable ends are roughcast stuccoed and imitation half-timbered. The edge of the verandah roof features exposed timber rafter ends. The front fence is a timber acorn picket fence, which is likely modern, but sympathetic to the style of the house.

**Physical Condition:** Good

**Modification Dates:** An office addition and a brick garage were built in 1940 (Construction, 21 August, 1940, p.3)

**Recommended Management:**

**APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:**

(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**



**Item Name:** Eulowrie - Federation Queen Anne style house

**Location:** 31 Fernhill Street, Hurlstone Park

**Criteria a)** 32 Fernhill Street, built 1911 on a 1909 resubdivision by William Pendlebury of part of the 1893 Fernhill subdivision, is of historical significance as a representative of the work of prominent local builders William Pendlebury and his son William James Pendlebury, and the process of resubdivision of the area in the early 20th Century.

The house has historic significance as a fine example of early residential building in the suburb.

**Criteria b)** The house has local historical association with William Pendlebury, brickmaker and prominent local builder, and his son William James Pendlebury, also a prominent local builder, who were responsible for the construction of the house in 1911. William Pendlebury was co-owner of a Sydney brickpit and became the Hurlstone Park area's most active local builder, responsible for the development of the Crinan Street commercial area near Hurlstone Park Railway Station and for building a number of houses in Crinan Street, as well as 29 and 31 Fernhill Street. The house also has local historical association with Albert Edwin Forrest, owner and resident from 1919 till his death in 1961, Forrest being of local interest for having served as an officer of the Young Men's Christian Association during World War I, and having published a souvenir book about the trip home by troop ship in 1918.

**Criteria c)** The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style constructed by prominent local builders, featuring aspects of the style such as a fine use of polychrome brickwork, design to address corner site with return verandah, decorative verandah timberwork and timber framed casement windows, original roof form with chimneys and terracotta finials and ridge capping, tessellated tiling to verandah floor.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the Federation Queen Anne style and of early residential development in the suburb.

**Integrity / Intactness:** Very intact externally

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

**Parcels:**

# Canterbury Heritage Inventory

SHI Number  
**1300446**  
Study Number

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title:

Number:

Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 17/01/2017

Date Updated: 28/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300186**  
Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

Address: 12 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Other/Formal Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcels of land on which the building is located.

Item Type: Built      Group: Utilities - Electricity      Category: Electricity Transformer  
Owner: Energy Australia

Admin Codes:      Code 2:      Code 3:

Current Use: Electricity substation

Former Uses: Electricity substation

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The Floss Street electricity substation, constructed in 1921 is of local historical significance as one of the small scale distribution substations constructed by the Municipal Council of Sydney during the roll-out of electricity to suburban areas in the 1920s and 1930s. The substation is of local aesthetic significance as a modestly detailed example of an Inter-war period purpose-designed and built structure that displays elements of the Inter-war Californian Bungalow style evident in the dominating gable roof. The substation is rare at a local level and representative across the Sydney area.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

The Floss Street substation is a purpose designed and built structure dating from 1921 constructed by the Electricity Department of the Sydney Municipal Council.

It is the third substation on the site. The first substation was a galvanized iron structure replaced in 1915. The second was a brick building with a transformer tower, demolished circa 1920 (see photos). This substation was constructed by the Municipal Council of Sydney as a part of the expansion of the electricity network into the suburbs.

Notes on works to the site extracted from the Minutes of the Electric Lighting Committee, Municipal Council of Sydney (CRS 14):

Vol 7:

29/7/13 p138 - laying of pipes at Floss St

15/9/13 p122 - substation proposed for Floss Street Canterbury

29/4/14 p347/8 - fence erected

16/8/14 p87 - transformer installed

26/10/14 p173 - gear installed to control pole transformer in Undercliffe

Vol 8:

1/2/15 p281- extension to Floss Street substation to accommodate new switchgear

20/5/15 p389 - #57 Floss Street substation rebuilt from galvanised iron to brick

Vol 19:

# Canterbury Heritage Inventory

SHI Number  
**1300186**  
Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

24/5/33 p572/3 - recommendation that roof be fireproofed

Themes: National Theme  
4. Settlement

State Theme  
Utilities

Local Theme  
Electricity distribution

Designer: Electricity Department, Sydney Municipal Council

Maker / Builder: Sydney Municipal Council

Year Started:

Year Completed: 1921

Circa: No

**Physical Description:** The Floss Street substation is an Interwar period purpose-designed building incorporating aspects of the Inter-war Californian Bungalow style in its design. It has a dominant gable roof and long ridge mounted louvre. A rough cast rendered gable end area contrasts with the tuck-pointed face brick walls.  
The Floss Street substation is constructed using load bearing face brickwork and incorporates a roughcast rendered gable end wall and a large roof mounted timber-framed louvre.

**Physical Condition:** Moderate. Requires maintenance of site.

**Modification Dates:** Brickwork over painted. Roof, gutters and downpipes replaced. Cliplok metal fences.

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades. The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours. Ongoing regular maintenance works such as removal of graffiti is encouraged. Previously unpainted and unrendered surfaces should not be painted or rendered.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:** The substation is unusual in that the rear façade is a temporary structure only. While the front of the building is masonry, the rear wall is metal-clad timber, which was designed for

# Canterbury Heritage Inventory

SHI Number  
**1300186**  
Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

easy removal to allow for expansion of the substation. The only other substation known to retain this feature is 36 Union Street St Peters.

**Criteria a)** The Floss Street electricity substation, constructed in 1921 is of local historical significance as one of the small scale distribution substations constructed by the Municipal Council of Sydney during the roll-out of electricity to suburban areas in the 1920s and 1930s.

**Criteria b)** Not relevant

**Criteria c)** The substation is of local aesthetic significance as a modestly detailed example of an Interwar period purpose-designed and built structure that displays elements of the Inter-war Californian Bungalow style evident in the dominating gable roof.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The substation is rare at a local level.

**Criteria g)** The substation is representative within the Sydney area.

**Integrity / Intactness:** High

References:	Author	Title	Year
	Energy Australia	Section 170 register State Heritage Inventory form	2016
	Schwager Brooks and Partners Pty Ltd	Sydney Electricity S170 Heritage and Conservation Register	1994

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	124155
	LOT	A		DP	379452

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:

Title:

Number:

Date:

Heritage Act - s.170 NSW State agency heritage register

# Canterbury Heritage Inventory

SHI Number  
**1300186**  
Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 23/10/2002

Date Updated: 27/03/2017

Status: Partial



# Canterbury Heritage Inventory

SHI Number  
**1300443**  
Study Number

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Address: 44-46 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: 46 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Formal Names: "Roslyn"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage comprises Lot DP 927664 and Lot 11 DP 841930.

Item Type: Built

Group: Transport - Rail

Category: Railway Residence/Qu

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Doctor's surgery

Former Uses: Station Master's Residence (private 1907-1911, in Railways ownership 1911-1993)

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** 46A Floss Street is of local historical significance as the former stationmaster's residence for Hurlstone Park Railway Station (originally named Fernhill), built privately in 1907 for stationmaster Samuel FitzJohn and his wife Ada, and purchased by the Commissioner of Railways in 1911. The house illustrates the history of Federation period accommodation arrangements for railway staff and their families, and is of particular interest for having been privately built and therefore not following a standard Railways Department design. The residence was used by Station Masters from 1907 to 1930, after which it was rented out until finally sold into private ownership in 1993.

The house has local historical association with early stationmasters of Hurlstone Park Railway Station including Samuel FitzJohn 1907-1913 (the original occupant with his wife Ada, who were responsible for having the residence privately built for them); Charles Stead, stationmaster and occupant in 1914; and Robert Johnston, stationmaster from 1915.

The house is of local aesthetic significance as a fine representative example of a Federation

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Queen Anne style house of generous proportions with features of the style including face brickwork, asymmetrical form, return verandah with turned timber posts and fretwork, gable ends facing north and east with timber fretwork decoration, original timber panelled front door with glazed upper panels and fanlight.

The house is also rare as a privately built Station Master's residence later acquired by the NSW Railway Commission (in 1911).

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

Floss Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell.

46 Floss Street occupies part of Lot 8 of Deposited Plan 4448, a 1904 subdivision of land purchased in 1878 and 1879 by William Starkey, a cordial manufacturer resident on the Dulwich Hill side of Garnet Street. Starkey's land lay south of Floss Street between Duntroon and Dunstaffene streets, retitled in 1896 after it was bisected by the railway cutting and offered for sale in 1904 as the Starkey Estate, consisting of 18 lots facing Floss Street and six on the western side of Duntroon Street between the railway station and Commons Street.

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Most of the estate was purchased by Lewis Parker Solomons and Adeline Burgess Halloran, wife of Edward Roland Halloran, an architect and Petersham alderman. (LPI Vol.1186 Folio 15, 16 March 1896). Halloran's son, Henry Ferdinand Halloran, had surveyed the Starkey Estate and was part of a 'land syndicate' with Solomons, buying, promoting and reselling land ('A land syndicate', Australian Star, 4 September 1906, p.4). He would go on to be one of Sydney's high profile realtors. We can be confident that the Halloran family did well from the Starkey Estate; their involvement may have extended to Edward Halloran, who specialised in domestic architecture, designing some of the Estate's houses.

Lot 8, adjacent to the station, was purchased in 1906 from Lewis Solomons and Adeline Halloran by John Stewart Turner, a switch operator in the Post Master General's department (LPI Vol.1689 Folio 84, 4 May 1906). The following year Turner sold to Ada Theresa FitzJohn, wife of Belmore station master Samuel FitzJohn, 'for her separate use within' (LPI Transfer 454010). This unusual form of words suggests that the new house may have been designed with separate entrances and living quarters as in its contemporary manifestation. Named Roslyn, the house was listed in Sands from 1908 under the name of Samuel FitzJohn, now stationmaster at Fernhill, the early name of Hurlstone Park.

FitzJohn had worked for the NSW Railways since at least 1890, when he was night officer at Brewongle Station near Bathurst. He was later stationmaster at Carcoar, Wellington, Yass Junction and other western stations before landing a city posting at Belmore. At this time his ambitions began to spread beyond the railways as he purchased land at Belmore and had a residence and shop constructed there, only to be sued by the Belmore Timber Company for non-payment of £200 in the construction contract (Evening News, 24 February 1908, p.3). As a result FitzJohn was briefly declared bankrupt and the Belmore assets were sold. His stationmaster status does not seem to have been affected and although caveats were placed on Roslyn for a few months of 1908 Ada FitzJohn remained owner until 1911 when the Commissioner of Railways purchased the property (LPI Transfer 627190).

In 1914 Charles Stead became stationmaster and resident of Roslyn, followed a year later by Robert Johnston, who enjoyed a longer tenure. By 1930 it was not expected that the local stationmaster would use the house, and it was let to a variety of tenants until 1993 when finally sold from the State Transit property portfolio.

The house is now also used as a doctor's surgery.

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Transport	(none)
	4. Settlement	Accommodation (Housing)	(none)

Designer:

Maker / Builder:

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Year Started:

Year Completed: 1907

Circa: No

**Physical Description:** The site is immediately adjacent to the railway line on the north side of the railway line near Hurlstone Park Railway Station, with the railway station car park to the east. The house is a freestanding face brick Federation Queen Anne style house with a return verandah to the north and east elevations, and a hipped and gabled corrugated iron roof with bullnose corrugated iron roof to the return verandah. The house has gable ends facing both north and east. The verandah features turned timber posts with decorative timber brackets and frieze. The roof retains roughcast stuccoed chimneys. The windows are simple timber-framed double-hung, and the original front door - a five-panelled door with three upper panels glazed, and a fanlight above - remains. The northern gable end features a simple timber frieze and decorative turned timber finial. The front fence is a modern wire mesh fence.

**Physical Condition:** Fair - there is some evidence of rising damp and missing mortar to the brickwork in the front north-western corner of the house.

**Modification Dates:** The house is largely intact with few modern alterations externally. The front fence has an early brick base with modern wire mesh fencing above. There is modern tiling to the verandah floor and a modern screen door.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The house is of local historical significance as the former stationmaster's residence for Hurlstone Park Railway Station (originally named Fernhill), built privately in 1907 for stationmaster Samuel FitzJohn and his wife Ada, and purchase by the Commissioner of Railways in 1911. The house illustrates the history of Federation period accommodation

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

arrangements for railway staff and their families, and is of particular interest for having been privately built and therefore not following a standard Railways Department design. The residence was used by Station Masters from 1907 to 1930, after which it was rented out until finally sold into private ownership in 1993.

- Criteria b)** The house has local historical association with early stationmasters of Hurlstone Park Railway Station including Samuel FitzJohn 1907-1913 (the original occupant with his wife Ada, who were responsible for having the residence privately built for them); Charles Stead, stationmaster and occupant in 1914; and Robert Johnston, a stationmaster from 1915.
- Criteria c)** The house is of local aesthetic significance as a fine representative example of a Federation Queen Anne style house of generous proportions with features of the style including face brickwork, asymmetrical form, return verandah with turned timber posts and fretwork, gable ends facing north and east with timber fretwork decoration, original timber panelled front door with glazed upper panels and fanlight.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The house is rare as a privately built Station Master's residence later acquired by the NSW Railway Commission (in 1911).
- Criteria g)** The house is a fine representative example of the Federation Queen Anne style within the suburb.

**Integrity / Intactness:** The house is largely intact with few modern alterations externally. The front fence has an early brick base with modern wire mesh fencing above. Modern tiling to the verandah floor. Modern screen door.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	927664

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

# Canterbury Heritage Inventory

SHI Number  
**1300443**  
Study Number

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300295**  
Study Number

**Item Name:** Dalriada - Federation Queen Anne style house

**Location:** 79 Floss Street, Hurlstone Park

**Address:** 79 Floss Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** "Cluxton"  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:** Petersham  
**County:** Cumberland  
**Group ID:**

**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is situated.

**Item Type:** Built  
**Group:** Residential buildings ( **Category:** House  
**Owner:** Private - Individual

**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Residential  
**Former Uses:** Residential

**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** "Dalriada", developed on a 1914 resubdivision of part of the 1910 Jeffreys Estate subdivision of 1910, has local historic and aesthetic significance as a fine and externally very intact representative example of the Federation Queen Anne style, that demonstrates characteristics of the style within a well-maintained mature garden setting. The house is of particular interest for the manner in which the design addresses this corner site and contributes to the streetscapes of both Floss and Melford Streets. It is an excellent representative example of early housing in the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from



**Item Name:** Dalriada - Federation Queen Anne style house

**Location:** 79 Floss Street, Hurlstone Park

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

The land, which on 79 Floss St. Hurlstone Park is located, was part of a resubdivision of lots 47-52 DP5924 (Jeffreys Estate No.5, subdivided in 1910) by Joseph Hopkins of Hurlstone Park, builder, in 1913. The new subdivision reoriented lots and created extra lots. The land was sold on 2/3/1914 to Cluxton James Chambers of Rozelle, draper, and was immediately mortgaged. From evidence in World War I enlistment records, a house appears to have been built on the land in 1915. In 1918, the property was transferred to Bernard Kane of Walgett, Inspector of Police, and it remained in the Kane family until 1982.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

**Designer:**

**Maker / Builder:**

**Year Started:** 1914      **Year Completed:** 1915      **Circa:** No

**Physical Description:** A single storey freestanding Federation Queen Anne style house on a corner location (corner of Floss Street and Melford Street) with a mature garden setting including tall Conifers (that obscure the view of the house from the street). The garden setting includes a sinuous front path with central fountain and pond, and marble front steps with tiled risers between rendered masonry dwarf walls with lion statue sentinels.  
The house has an asymmetrical form, is constructed of polychrome face brickwork with a

**Item Name:** Dalriada - Federation Queen Anne style house

**Location:** 79 Floss Street, Hurlstone Park

complex hipped and gabled slate clad roof with terracotta ridge capping and finials. The roof also features original roughcast rendered chimneys with terracotta pots. There is a return front verandah with timber posts, brackets and frieze on a brick balustrade.

Other features include slate clad awning over the front window to Floss Street set on decorative timber brackets with a flying gable featuring timber fretwork and finial above, timber framed casement windows and fanlights in groups of three or four with coloured glass panes a gable with decorative timber finial over the corner of the verandah above a bay window facing the corner and a bullseye window adjacent to the front door.

The house is designed to address its corner orientation and makes a considerable contribution to the streetscapes of both Floss and Melford Streets.

The timber picket fence enhances its appearance on both streetscapes. An original shed still stands to the rear of the house.

**Physical Condition:** Good.

**Modification Dates:** Secondary dwelling erected in 2010 at the rear of the house.

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing subdivision pattern should remain unaltered.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The house, built 1914-1915, is of local historical significance as demonstrating early development on a 1914 resubdivision of part of the 1910 Jeffreys Estate subdivision of 1910.

**Criteria b)** Not relevant

**Criteria c)** The house has local aesthetic significance as a fine and externally very intact representative example of the Federation Queen Anne style, that demonstrates characteristics of the style within a well-maintained mature garden setting. The house is of particular interest for the

# Canterbury Heritage Inventory

SHI Number  
**1300295**  
Study Number

Item Name: **Dalriada - Federation Queen Anne style house**

Location: **79 Floss Street, Hurlstone Park**

manner in which the design addresses this corner site and contributes to the streetscapes of both Floss and Melford Streets.

Criteria d) Not relevant

Criteria e) Not relevant

Criteria f) Not relevant

Criteria g) The house is a particularly fine representative example of a well-detailed Federation Queen Anne style house that is indicative of the quality of many houses built in the suburb in its early years of development.

Integrity / Intactness: The house is externally particularly intact.

References:	Author	Title	Year
		Sands' Directories 1913-1930	1913
		A. I. F. Embarkation Roll 56th Battalion. Enlistment of Thomas W. Chambers son of Cluxton James Chambers, 13/3/1916	1916
	Land Property Information	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	981438

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

# Canterbury Heritage Inventory

SHI Number  
**1300295**  
Study Number

Item Name: **Dalriada - Federation Queen Anne style house**

Location: **79 Floss Street, Hurlstone Park**

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filligree style house**

Location: **42 Garnet Street, Hurlstone Park**

Address: 42 Garnet Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Formal Names:

Area/Group/Complex: Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes: Code 2: Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: Local Endorsed Significance:

**Statement of Significance:** "Ellesmere" built 1899-1900 is of local historical significance as an example of early development of the area on an 1888 subdivision (though the land was first purchased for development in 1898).

The house is of local aesthetic significance as a fine representative example of a Victorian filigree style house with features of the style including gabled roof form, castellated bay windows, stuccoed façade with decorative corbel and stuccoed decorative window sills, however also with Federation period timber fretwork to gable end and front verandah, indicating the transitional period of construction of the house.

The house is a relatively rare local example of Victorian period development.

The house is representative of the quality of early residential development in the suburb.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid

**Item Name:** Ellesmere - Victorian Filligree style house

**Location:** 42 Garnet Street, Hurlstone Park

1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Running south from Canterbury Road to the Cooks River, Garnet Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell; it forms the eastern border of Hurlstone Park and Dulwich Hill.

42 Garnet Street occupies part of what were Lots 13 and 14 of Deposited Plan 3515, an 1899 subdivision of land between Duntroon and Garnet streets. In 1888 land agent Vincent Jacob Zahel purchased 1.14 hectares "two acres, three roods, ten perches" of Sophia Campbell's estate and commenced its division into fourteen building lots, seven facing each of the two streets (LPI Vol.878 Folio 140 27 April 1888). This was one of the first residential subdivisions in Hurlstone Park, then still considered part of Canterbury. Purchased in 1899 by Ashfield painter and decorator Edward John Robinson the lots were sold off mainly to local builders including Robinson's brother Hubert Ernest Robinson and Frederick Robert Rossiter, as well as Florence Jane Haase, wife of painter and decorator Frank William Haase, who purchased Lot 14 (LPI Vol.1274 Folio 11, 17 February 1899).

The Haase house is listed in Sands from 1900, one of the first in Garnet Street. During 1904 a narrow strip of the block was sold to the owners of the neighbouring Lot 13 (LPI Vol.1564 Folio 205, 13 October 1904). By this time the house had gained the name Ellesmere, a place name in England, New Zealand and Canada.

Frank Haase was well known in the world of brass bands, Secretary of the NSW Band Association and of the Metropolitan Band, which in 1908 presented him 'with a purse of 10 sovereigns to show their appreciation of his services' (Evening News, 22 January 1908, p.4). Haase organized his biggest band event early in 1919, the 'Grand Inter-State Contest' at Sydney Sports Ground: 'Huge Patriotic Concert on Sunday...by twenty-five Bands. The greatest carnival of brass band music ever promoted in Australia' (Sun, 19 January 1919, p.21) Unfortunately Frank Haase soon after became one of the 12,000 Australian victims of

**Item Name:** Ellesmere - Victorian Filligree style house

**Location:** 42 Garnet Street, Hurlstone Park

the Spanish influenza pandemic which followed the Great War and died the same year. During 1929 his widow sold the rear twelve metres of Lot 14 to John and Frank Woodham of 58-60 Duntroon Street; a decade later following Florence Haase's death the property was bequeathed to her estate agent son Eric (LPI Vol. 4270 Folio 195, 29 April 1929; Transfer C664512).

**Themes:** National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

**Designer:**

**Maker / Builder:**

**Year Started:**

1899

**Year Completed:**

1900

**Circa:**

No

**Physical Description:** The house is a freestanding single storey brick house with a stuccoed brick façade and painted brick side walls, which largely reflects the Victorian Filligree style. The house features a gabled terracotta tiled roof and a separate bullnose corrugated iron front verandah. The façade features a bay window with a castellated parapet below a gable end with timber fretwork and turned timber finial. Windows are timber framed double hung with decorative stucco sills. The front wall also features a decorative stucco corbel. The front verandah features timber posts with decorative timber fretwork brackets and frieze. There is a typical Victorian period style stuccoed fin wall enclosing the end of the front verandah.

**Physical Condition:** Good

**Modification Dates:** Alterations including terracotta tiling to roof with resulting loss of chimneys, car space in front garden.

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.



# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filigree style house**

Location: **42 Garnet Street, Hurlstone Park**

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The house "Ellesmere" built 1899-1900 is of local historical significance as an example of early development of the area on an 1888 subdivision (though the land was first purchased for development in 1898).  
The house is of historic significance as a good example of early residential development in the suburb.
- Criteria b)** Not relevant
- Criteria c)** The house is of local aesthetic significance as a representative example of a Victorian filigree style house with features of the style including gabled roof form, castellated bay windows, stuccoed façade with decorative corbel and stuccoed decorative window sills, however also with Federation period timber fretwork to gable end and front verandah, indicating the transitional period of construction of the house.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The house is a relatively rare local example of Victorian period development.
- Criteria g)** The house is a fine representative example of the Victorian Filigree style and also of early residential development in the suburb.

**Integrity / Intactness:** Relatively intact externally.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filligree style house**

Location: **42 Garnet Street, Hurlstone Park**

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

**Address:** 76-80 Garnet Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:** Petersham  
**County:** Cumberland

**Other/Formal Names:**

**Area/Group/Complex:** **Group ID:**

**Aboriginal Area:**

**Curtilage/Boundary:** The curtilage of this item is the extent of the quarried rock face.

**Item Type:** Archaeological-Terrest **Group:** Mining and Mineral Pr **Category:** Quarry

**Owner:** Multiple Owners

**Admin Codes:** Zoning: Residential 2(a) **Code 2:** **Code 3:**

**Current Use:** Quarry face, retaining wall.

**Former Uses:** Quarry

**Assessed Significance:** Local **Endorsed Significance:**

**Statement of Significance:** The worked quarry faces around the site are of local historical significance as evidence of quarrying in the late 19th century (pre 1880), a common activity in the Hurlstone Park area prior to residential subdivision that took place from the 1890s.  
The quarry faces are of aesthetic and technical significance as they provide evidence of the technical aspects of late 19th quarrying activity.  
The quarry faces are locally rare surviving evidence of late 19th century quarrying activity.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Running south from Canterbury Road to the Cooks River, Garnet Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell; it forms the eastern border of Hurlstone Park and Dulwich Hill.

76-80 Garnet Street occupies part of Lot 4, Section 19 of Deposited Plan 191, the first subdivision of Hurlstone Park by Sophia Campbell. This is part of the land purchased from Miss Campbell in 1878 and 1879 by William Augustus Starkey, a cordial manufacturer who lived on the Dulwich Hill side of Garnet Street. Among Starkey's purchases was 1.8 hectares south of Floss Street between Duntroon and Garnet streets (LPI Vol. 413 Folio 83, 19 March 1879).

According to an undated (certainly pre-1880) plan of Sophia Campbell's estate this part of the estate already featured a sandstone quarry between Floss and Kilbride streets while nearby a prominent cliff is marked just south of Floss Street in William Starkey's land facing Garnet Street. It seems likely that quarrying occurred before William Starkey's sale of this land in 1885 to Marrickville quarryman John Johnson (LPI Vol. 742 Folio 231 3 June 1885). Johnson had a few months earlier advertised: 'WANTED, good Quarrymen, Apply Johnson's Quarry, Garnet-St, new Canterbury-Rd' (Evening News, 17 March 1885, p.5). However despite acting as mortgager William Sharkey regained the property in 1887 when Johnson was declared insolvent.

In January 1888 Starkey complained to Canterbury Council 'of having been asked for the rates due on quarry Garnet street when in possession of one Johnson...council-clerk instructed to request Mr. Starkey to pay the amount' (Sydney Morning Herald, 7 January 1888, p.8). William Starkey died two months later, the property passing to his son John (LPI Transfer 1104). It is not clear whether quarrying continued but from 1906 the new owner John Giblett of Duntroon Street was operating a tannery at the Garnet Street property (LPI Vol. 1511 Folio 249, 23 January 1904). Giblett had previously run a tannery near Melford Street and his Garnet Street tannery operated until 1925, from 1914 by Fred Agar and his wife.

The Cooks River end of Garnet Street remained sparsely built into the 1920s, no doubt

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

partly because of the tannery but also because the tannery land was not subdivided, unlike the remainder of the land owned by John Giblett and his widow Rebecca.

By this time the property's northern and western boundaries were demarcated by the sinuous line of the quarry cliff, the land atop the cliff facing Floss Street having been sold as building lots, as were four blocks facing Garnet Street (LPI Vol.4334 Folio 42, 10 October 1929). The main - 650 square metres - part of the land was now devoted to an activity more urban than quarrying or tanning - tennis. In 1930 the property's new owner Matthew Chaseling advertised: 'AGENTS Please Note-My Land and Tennis Courts at Garnet St near Hurlstone Park, are withdrawn from sale. ME Chaseling' (Sydney Morning Herald, 9 April 1930 p.1). Known locally as the 'Rockie' courts, four courts and their pavilions are recorded in the 1943 aerial photo survey (Group photo, Rockie tennis courts, 1940s; Protestant Federation Children's Home collection, Canterbury Library Local History Collection) Tennis Enterprises Pty Ltd owned the property from 1951, taking advantage of the mid-century high point in tennis' popularity (LPI Transfer F397183). Finally in 1966 Wndorah Properties became owner and the tennis courts closed, to be replaced by walk up flats generic to their time (LPI Transfer J990236).

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Mining	Quarrying
	4. Settlement	Utilities	(none)

Designer:

Maker / Builder:

Year Started: 1879      Year Completed: 1920      Circa: Yes

**Physical Description:** An extensive quarry face running around the perimeter of a 1970s complex of walk up flats. The evidence of quarrying is clearly evident in the cutting of the rock escarpment, a natural feature modified through quarrying activity. It is a dominant element in the landscape of the vicinity.

**Physical Condition:** Excellent.

**Modification Dates:**

**Recommended Management:** Preserve the quarry evidence qualities of the rock faces.  
Do not build structures closely abutting or fixed to the rockfaces.  
Maintain visibility of the rockfaces both within the site and from the public domain.

# Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The worked quarry faces are of local historical significance as evidence of quarrying in the late 19th century (pre 1880), a common activity in the Hurlstone Park area prior to residential subdivision from the 1890s.
- Criteria b)** Not relevant
- Criteria c)** The quarry faces are of aesthetic and technical significance as they provide evidence of the technical aspects of late 19th quarrying activity.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** Locally rare surviving evidence of late 19th century quarrying activity.
- Criteria g)** Not relevant.

Integrity / Intactness: High

References:	Author	Title	Year
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M.L. Map

Dr Charles Pickett	History for Hurlstone Park Heritage Assessment Study Stage 2	2017
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Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

# Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 23/10/2002

Date Updated: 27/03/2017

Status: Partial



# Canterbury Heritage Inventory

SHI Number  
**1300447**  
Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

Address: 15-17 Gower Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: Melford Street corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names: "Hollis" No. 15; "Kelmscott" No. 17

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcels of land on which the buildings are located.

Item Type: Built

Group: Residential buildings ( Category: Semi-Detached House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Semi-detached residences

Former Uses: Semi-detached residences

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The pair of semi-detached residences are of local historical significance as residences constructed in 1915 by a prominent local builder on the 1910 fifth subdivision of the Jeffrey's Estate, illustrating the early development of that estate and early residential development of the suburb.

The residences have local historical association with William James Pendlebury, a prominent local builder and son of local builder and brick maker William Pendlebury. Pendlebury constructed these dwellings in 1915 and resided at 18 Gower Street (opposite) at that time.

The pair of residences are of local aesthetic residence as a fine example of Federation Queen Anne style semi-detached residences designed to appear as a single dwelling, illustrating the characteristics of the style and the work of William James Pendlebury local builder. The residences are designed to utilise the corner site, with verandahs to each street frontage and separate entrances off each street, and feature Federation Queen Anne style

**Item Name:** Federation Queen Anne style semi-detached resid

**Location:** 15-17 Gower Street, Hurlstone Park

elements such as asymmetrical form, a complex hipped and gabled slate roof incorporating verandah roofs beneath change in pitch, tall chimneys, bay windows, bull's eye window, tessellated verandah tiling, polychrome brickwork, timber fretwork to verandahs.

Semi-detached residences in the Federation Queen Anne style are relatively rare in the local area.

**Historical Notes** Area history

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

**Site History**

15 and 17 Gower Street occupy what was Lot 11 of Deposited Plan 5924, the fifth subdivision of the Jeffrey's Estate. This 1910 subdivision created 56 building lots as well as Gower Street, Euston Square and Euston Road. Facing Gower Street on the north east corner with Melford Street, Lot 11 was purchased in 1910 by Marrickville brothers Frank and John Heylin, respectively a civil servant and a chemist (LPI Vol.2104 Folio 73, 17 November 1910).

Three years later the Heylin brothers sold the property to Ellen Pendlebury, wife of builder William Pendlebury, one of Hurlstone Park's first and most active builders who constructed numerous houses nearby in Crinan, Dunstaffenage and Fernhill streets (LPI Transfer

**Item Name:** Federation Queen Anne style semi-detached resid

**Location:** 15-17 Gower Street, Hurlstone Park

A12338). In this case the contractor was likely his son William James who became a prominent inner-west builder, and was for a time during the 1920s president of the Canterbury branch of the Master Builders Association. In 1915 W J Pendlebury built a house for himself and family at 18 Gower Street; Arthur Genders, another prominent builder, resided at 1 Gower Street.

The new house was listed in Sands from 1917 named Hollis, an early English surname. It may have been under construction during 1914: 'Painters and Grainers. - Price wanted. New building, Gower St. Hurlstone Park. Behind Cong. Ch.' (Sydney Morning Herald, 11 July 1914, p.16). The Congregational Union purchased Lot 10, facing Crinan Street behind Lot 11, and built a church which stood there until the 1980s; the vacant block is now owned by Canterbury Bankstown Council. Among the first tenants was the Reverend Raymond Preston, an evangelist Methodist preacher who came to Australia from Yorkshire in 1916 and spent years running missions across NSW, seeking converts through hours of oratory (Methodist, 7 January 1922, p.12). The owners of number 15 also changed frequently from the first, Pyrmont stationer William John Wilson, until 1924 when Abbotsford salesman Alfred Ernest Lyons became owner till his death in 1948 when his son Reginald and widow Eliza were bequeathed the property (LPI Transfers B56072, D892490).

During its first two decades Hollis was numbered 15, number 17 was not listed until the 1940s. However the house was built with a second entrance on the Melford Street side of the verandah, and the second dwelling was from 1918 listed in Sands as an unnumbered residence named Kelmscott on the eastern side of Melford Street between Gower and Crinan streets.

Reginald and Eliza Lyons remained owners until 1960 when the two residences were sold separately and retitled detailing sections of the dividing party wall (LPI Vol.8305 Folio 35, 26 September 1961; Vol.8346 Folio 39, 5 March 1962).

**Themes:** National Theme

4. Settlement

State Theme

Accommodation (Housing)

Local Theme

Local builders

**Designer:**

**Maker / Builder:** William James Pendlebury

**Year Started:**

**Year Completed:**

1915

**Circa:**

No

**Physical Description:**

This pair of semi-detached residences, with No. 17 located on the corner of Gower Street and Melford Street, constitute a single storey brick Federation Queen Anne style building designed to appear as a single dwelling, with a gable end facing each street frontage. The house has the usual asymmetrical Federation Queen Anne style form with a hipped and gabled roof clad in slate with tall rough-cast stuccoed chimneys with terracotta chimney pots.

**Item Name:** Federation Queen Anne style semi-detached resid

**Location:** 15-17 Gower Street, Hurlstone Park

The roof changes pitch to cover separate verandahs facing Melford St (to No. 17) and Gower St (to No. 15). The roof also features terracotta ridge capping and finials. Walls are polychrome brick. Windows are tall timber-framed double hung in groups, with multipaned upper sashes. The elevation of No. 17 to Gower Street features a bay window beneath a flat roof below the gable end facing this street. The presentation of No. 15 to Gower Street is the front verandah with timber posts with timber fretwork brackets mounted on brick pediments. The front door of No 15 features sidelight and fanlights.

No. 15 has tessellated tiles to the front verandah floor and front steps with marble treads. The verandah elevation (facing Melford Street) of No. 17 features a bull's eye window. The timber fretwork verandah brackets to No. 17 differ in design to those on the verandah of No. 15.

The front fence to No. 15 is a timber picket fence on a brick base. The front fence to both Gower and Melford Streets to No. 17 is a timber picket fence. Both picket fences are in an acorn pattern, and while not original are generally sympathetic to the style and period of the dwellings.

**Physical Condition:** Good

**Modification Dates:** The residences are very intact externally,

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lots should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** The pair of semi-detached residences are of local historical significance as residences constructed in 1915 by a prominent local builder on the 1910 fifth subdivision of the Jeffrey's Estate, illustrating the early development of that estate and the quality of early residential building in the suburb.

# Canterbury Heritage Inventory

SHI Number  
**1300447**  
Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

- Criteria b)** The residences have local historical association with William James Pendlebury, a prominent local builder and son of local builder and brickmaker William Pendlebury, who constructed these dwellings in 1915, and who resided at No. 18 Gower Street (opposite) at that time.
- Criteria c)** The pair of residences are of local aesthetic residence as a fine example of Federation Queen Anne style semi-detached residences designed to appear as a single dwelling, illustrating the characteristics of the style and the work of William James Pendlebury local builder. The residences are designed to utilise the corner site, with verandahs to each street frontage and separate entrances off each street, and features Federation Queen Anne style elements such as asymmetrical form, a complex hipped and gabled slate roof incorporating verandah roofs beneath change in pitch, tall chimneys, bay windows, bull's eye window, tessellated verandah tiling, polychrome brickwork, timber fretwork to verandahs.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The semi-detached residences in the Federation Queen Anne style are relatively rare in the local area.
- Criteria g)** The building is a representative example of Federation Queen Anne style semi-detached residences.

**Integrity / Intactness:** Very intact externally (both residences).

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	B		DP	106262
	LOT	A		DP	106262

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

# Canterbury Heritage Inventory

SHI Number  
**1300447**  
Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

Listings:	Name:	Title:	Number:	Date:
	Heritage study			

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered: 17/01/2017	Date Updated: 27/03/2017	Status: Basic
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# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

**Address:** 21 Kilbride Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Formal Names:** Wolgan  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the lot boundaries.  
**Item Type:** Built  
**Group:** Residential buildings ( **Category:** House  
**Owner:**  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Residential  
**Former Uses:** Residential  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** 21 Kilbride Street is of local historical significance as a house constructed in 1922 by local building contractor Henry Wilson Jones for his own occupation. The house is also of local historical significance as evidence of the development of later re-subdivided blocks of the 1893 Brixton Hill subdivision, which featured Victorian period long narrow allotments almost all of which were since reconfigured in later re-subdivisions.  
The house has local historical association with building contractor Henry Wilson Jones who built the house in 1922 for his own occupation, resided in the house till his death in 1940, and whose family continued ownership of the property until 1956.  
The property is of local aesthetic significance as a fine, very intact example of an Inter-war California Bungalow, with original front fence and unusual for its level of integrity and original garage.  
The building is of representative value as a fine example of an Inter-war residence in the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict



Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Kilbride Street is one of the streets set out in Sophia Campbell's original subdivision, named after Scottish locales significant to the Campbell family, in this case West Kilbride, a village in Ayrshire.

21 Kilbride Street occupies part of what were Lots 5 to 10 of Deposited Plan 5102, a 1905 subdivision of land purchased by Sydney grocer John Slocumbe in 1893, shortly before railway construction required the realignment of the intersection of Kilbride and Dunstaffenage streets (LPI Vol.1112 Folio 181, 20 November 1893). This Brixton Hill subdivision created 15 building lots between Acton and Kilbride streets, as well as the southern end of Dunstaffenage Street.

During 1921 Henry Wilson Jones purchased the southern part of Lots 6 to 10, as well as part of Lot 5, running from the eastern end of Kilbride Street around the corner into Dunstaffenage Street (LPI Vol.3204 Folio 9, 12 July 1921). Jones was born in Marrickville in 1890, becoming a building contractor after first studying agriculture. As well as domestic buildings in Hurlstone Park and nearby suburbs, Henry Jones won several government contracts to build or extend schools, post offices and military buildings (Sydney Morning Herald, 8 November 1940, p.5).

Rather than build and sell across his five blocks, Henry Jones built on the western half of the land, allowing his house to face east across a garden. Listed in Sands from 1923, the bungalow style house was named Wolgan, a valley in the Blue Mountains. The garage facing Kilbride Street may have been an original feature; certainly Jones was a car owner before 1926: 'ROVER, 8 hp, smart appearance, any trial, examination, £95, terms approved

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

buyer, JONES, Kilbride street, Hurlstone Park Pet 798' (Sydney Morning Herald, 8 December 1926 p.6). The 1943 aerial survey photo shows a bungalow style garage on the eastern side of the garden; this is still standing.

Henry Jones died in 1940 and the property passed to his widow Gladys who lived there until 1956 (LPI Transfer D97416). During this time Dunstaffenage Street was terminated at Acton Street and the southern end to Kilbride street landscaped.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)
	8. Culture	Creative endeavour (Cultur	(none)

Designer:

Maker / Builder: Henry Wilson Jones, builder/owner-occupier

Year Started:                      Year Completed: 1922                      Circa: No

**Physical Description:** The house is built on a large polygonal (almost triangular) allotment approximately 732 square metres in area, located at the far eastern end of Kilbride Street (which terminates in a cul-de-sac and a pocket park at its eastern end). It is designed to face both east (where the front entry steps are located) and south to Kilbride Street. The house incorporates an original garage attached to the southern Kilbride Street elevation, projecting out of and connecting into the undercroft of the house. The site features an original woven wire front fence along the Kilbride Street property boundary with two original sets of wrought iron driveway gates and an original wrought iron pedestrian gate.

The house is a detached single storey brick Inter-war California Bungalow with a hipped and gabled terracotta tiled roof with a single tall brick chimney with terracotta chimney pot. The house features a pair of imitation half-timbered gable ends facing Kilbride Street on the southern elevation, and another imitation half-timbered gable end facing east. The east elevation also features a flat metal roofed entry porch on brick posts with entry steps flanked by cement rendered balustrades. The undercroft area of the house is cement rendered coursed to resemble blocks, and windows also feature cement rendered heads. Windows are simple timber framed double hung. The south elevation also features the original garage, which has a flat roof, projects out of the undercroft of the house and clearly penetrates into the undercroft area. The garage features timber tongue and grooved doors.

**Physical Condition:** Good

**Modification Dates:**

# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

**Recommended  
Management:**

**APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:**

(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** No 21 Kilbride Street is of local historical significance as a house constructed in 1922 by local building contractor Henry Wilson Jones for his own occupation. The house is also of local historical significance as evidence of the development of later re-subdivided blocks of the 1893 Brixton Hill subdivision, which featured Victorian period long narrow allotments almost all of which were since reconfigured in later re-subdivisions.

The house is a fine Inter-war example of later residential development in the suburb.

**Criteria b)** The house has local historical association with building contractor Henry Wilson Jones who built the house in 1922 for his own occupation, resided in the house till his death in 1940, and whose family continued ownership of the property until 1956.

**Criteria c)** The property is of local aesthetic significance as a fine, very intact example of an Inter-war California Bungalow, with original front fence and unusual for its level of integrity and original garage.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The garage is rare as an original garage built into the house constructed in 1922.

**Criteria g)** The house is a fine representative example of an Inter-war California Bungalow.

**Integrity / Intactness:** Highly intact externally.

**References:** Author

Dr. Charles Pickett

Title

Historical research for Hurlstone Park Heritage

Year

2016

# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

Assessment Study Stage 2

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	170536

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 01/02/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300191**  
Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

**Address:** 8 Melford Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** Hurlstone Park Methodist Church  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the parcel of land on which the building is situated.  
**Item Type:** Built  
**Group:** Religion  
**Category:** Church  
**Owner:** Religious Organisation  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Church  
**Former Uses:** Church  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The former Methodist Church (built 1912) and the Sunday School building (built 1923) are of local historical significance as the buildings illustrate the history of the Methodists and later Uniting Church movement in Hurlstone Park in the 20th century. The Church and Sunday School have local historical association with the Methodist and later the Uniting Church community of Hurlstone Park, respectively since 1912 and 1923. The church has local historical association with its architect Alfred G. Newman. The Sunday School building has local historical association with its architect Hugh Venables Vernon. Both architects were well-known Sydney architects of the relevant periods. The Church and Sunday school buildings are of local aesthetic significance as architect-designed buildings which are fine representative examples of the work of the particular architect designers and of the particular architectural styles - Federation Gothic for the church and Inter-war Romanesque for the Sunday School building. The Church and Sunday School have local social significance for the local Uniting Church congregation. The church is a fine example of an architect-designed Federation Gothic style church, also representative of the work of its architect Alfred G Newman. The Sunday School building is a representative example of the Inter-war Romanesque style, also representative of the work of its architect Hugh Venables Vernon.

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

## Historical Notes Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Melford Street is one of the streets set out in Sophia Campbell's original subdivision, named after locales significant to the Campbell family's Scots heritage, in this case a village and loch in Argyle, west Scotland.

The Uniting Church at 8 Melford Street occupies Lot 4 of Deposited Plan 3738, a 1900 subdivision creating 14 building lots facing New Canterbury Road and Melford Street. Methodism's founding moment occurred in 1739 when Anglican priest John Wesley began preaching in the open air near Bristol. This evangelical determination to take religion to the people militated against an architectural presence; early Methodists often used homes and meeting halls rather than chapels. Wesley himself believed that a chapel ideally should be hexagonal in plan so that all worshippers would be near the preacher and each other; he rejected the private family boxes and social segregation of Anglican churches. Methodism teaches that salvation is available to all who aspire to holiness; lay preachers, social concern and voluntarism were central to the movement.

At the 1911 Census, 547,806 Australians identified as Methodist from a population of 4.5 million. The five major Methodist sects in NSW had unified in 1902, and the church was in

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

expansionary mode, with church, Sunday school and parsonage building booming across the state. While the population of the new suburb of Hurlstone Park was still small, Methodists were among its most prominent members none more so than William Pendlebury (1857-1921) who came to Sydney from Goulburn in 1881 and purchased land for the brick pit which he worked with his brother Elijah. After the clay was worked out Pendlebury became Fernhill's most active building contractor, establishing the Crinan Street commercial centre near the new railway station (Methodist 31 December 1921, p.11).

In 1905 Pendlebury's wife Ellen purchased Lot 4 from its first owner, Petersham engineer Sydney Percival Fowler (LPI Vol. 1508 Folio 24, 24 December 1903). Normally this would have been the first move in the construction of a new house, but the block was still vacant when a meeting was held in November 1911 at the Pendleburys' house 'to discuss the building of a Methodist Church in Hurlstone Park.' It was stated that a sum of money was in hand for the purchase of a site' (Sydney Morning Herald, 2 December 1911, p. 10). The same month a hall on New Canterbury Road was rented for use as a church and Sunday school (Methodist, 10 February 1912, p.8). In July 1912 Lot 4 was purchased by twelve trustees including William Pendlebury and his son William James (LPI Transfer 670874). By this time an architect had been appointed and construction tenders sought (Sydney Morning Herald, 29 April 1912 p. 14).

Church architecture was no novelty to the appointed architect Alfred Gambier Newman (1875-1921). Newman's father the Reverend Charles Thomas Newman was president of the South Australian Methodist Conference; in 1900 he remarried to Elizabeth Vickery, daughter of Ebenezer Vickery, one of Sydney's wealthiest Methodists. This Methodist power marriage was helpful to Alfred after he moved to Sydney in 1906. Working from Vickery's Chambers, Pitt Street, Alfred Newman's work was primarily commissioned by the Methodist Church. He designed Methodist churches at Croydon, Dungog, Strathfield, Kempsey, Marrickville, Auburn, Dee Why, Campsie, North Ryde, Lakemba, Beecroft, Rhodes, Epping, Young, Barraba, Wentworthville, Tighes Hill, and Kempsey as well as numerous parsonages and Sunday schools. He also designed the Tower Wing of MLC School, Burwood.

As Methodism and Methodists prospered during the 1800s their churches were influenced by the religious architecture of the time, notably the Gothic Revival commonly expressed in church and educational architecture. Yet Methodist churches generally retained an ostentatious simplicity in decoration and organization. This was true of Newman's 'very neat' design for Hurlstone Park: 'the church will provide seating accommodation for about 300' (Sydney Morning Herald, 28 May 1912, p.12). The foundation stone was laid in August 1912 and by November the church was 'nearing completion, and is now a prominent feature in the landscape. It is an imposing structure costing...about £2000'; this was somewhat more than the earlier estimate of £1650 (Methodist, 17 August 1912, p.12, 30 November 1912, p.7). Opened on 7 December 1912, the new church was described as 'a well-ventilated and fairly spacious structure...arranged internally in semi-circular fashion, so that preacher and people are in close contiguity' (Methodist, 11 January 1913, p.3).

In 1923 tenders were called for a Sunday school building behind the church. The architects were Vernon and Mills, 39 Martin Place (Sydney Morning Herald, 20 June 1923, p.10). Hugh Venables Vernon was the architect son of Walter Vernon, NSW Government Architect from 1890 to 1911, responsible for numerous public buildings. His son's practice was focused on



**Item Name:** Hurlstone Park Uniting Church

**Location:** 8 Melford Street, Hurlstone Park

domestic and suburban architecture.

At that time the Sunday school had over 500 students taught a variety of subjects by 48 teachers (Sunday Times, 9 September 1923, p.3). Opening to Wattle Lane behind the church, the school hall cost £3000 and was completed in July 1924 (Watchman 24 July 1924, p.8). During the 1950s future Prime Minister John Howard taught at the Sunday school for a time (Peter van Onselen, Wayne Errington, John Winston Howard: the definitive biography, MUP, 2008, p.16).

The first Divine Service was conducted by Rev. B. J. Meek, President of the Methodist Conference. In 1926, Hurlstone Park was separated from the Lewisham Circuit to become a separate circuit of its own.

In 1933 the Hurlstone Park church became unexpectedly the focus of nation-wide controversy, when two local girls found a bag in the church yard containing £286 - about \$10,500 in 2016 values. The father of one of the girls handed the money to the police, igniting publicity and a legal battle between the family and the Church trustees, who claimed the money on the grounds that it could have been left by a conscious-stricken person. In the court of public opinion, as expressed in the press, the money belonged to the lucky girls and their families (Barrier Miner, Broken Hill, 7 June, 1934, p.6). Eventually the Church dropped its claim.

From the 1950s demographic change saw the Hurlstone Park congregation begin to decline; in 1976 it became a Uniting Church as part of the merger of most Protestant faiths. In recent times the influx of Islander residents, especially those from Tonga and Samoa, has seen an upsurge in Uniting Church attendance in Inner West suburbs; the Hurlstone Park church is now part of Tonga Parish, Sydney. The Sunday school building is used five days a week by the Art of Yoga studio.

**Themes:** National Theme

8. Culture

State Theme

Religion

Local Theme

(none)

**Designer:** Alfred G. Newman

**Maker / Builder:**

**Year Started:**

**Year Completed:** 1912

**Circa:** No

**Physical Description:** The site contains two connected church buildings - The former Methodist Church designed by architect Alfred G. Newman and constructed in 1912, which fronts Melford Street; and the brick Sunday School building constructed in 1923 to a design by architect Hugh Venables Vernon which fronts onto Wattle Lane.

Former Methodist Church:

This is a fairly simple Federation Gothic style church building, with a free use of architectural

**Item Name:** Hurlstone Park Uniting Church

**Location:** 8 Melford Street, Hurlstone Park

motifs.

The building is brick, 2 storey in scale, with a large setback principle gabled façade facing Melford Street. The façade is embellished with stuccoed banding and pilasters and stucco finials to the gable ends.

The side elevations of the church are quite simple, with the detail concentrated on the façade. The façade is symmetrical, with gabled porches at each end, gabled pediments flanked by buttresses with gabled coping. The principal section of the façade is set back, and is gabled in form. Elements built into the façade include buttresses, lancet windows with plate tracery, a projecting cornice moulding, and chequered and striped rendered detailing. The three foundation stones for the church are located along the façade close to ground level, attached to the brickwork of the passage connecting the two porches at the front of the building. The building is reasonably original, though some fabric has been replaced, such as the roof tiles to the porches. The entry steps are concrete.

1923 Sunday School building:

This is a brick Inter-war Romanesque style building, 2 storeys in scale, attached to the rear of the church and with a façade to Wattle Lane at the rear. The building features a gabled façade to Wattle Lane, with the central gabled section set slightly forward, with half-round terracotta tiles embellishing the adjacent setback portions of the façade. The façade features dentillated courses of brickwork and semi-circular arched windows and central pair of doors onto Wattle Lane. The side elevation features simple timber-framed multi-paned double-hung windows. The windows to the façade to Wattle Lane are timber-framed multi-paned double-hung with semi-circular arched heads. The central pair of timber entry doors off Wattle Lane are divided by stuccoed pilasters and surrounds within a large arched opening defined by brick corbelling.

**Physical Condition:** Good. - some evidence of rising damp, mortar damage to Sunday School façade to Wattle Lane.

**Modification Dates:** Sunday School built in 1923.

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing subdivision pattern should remain unaltered.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades (to both the street and the laneway).

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

# Canterbury Heritage Inventory

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Location: **8 Melford Street, Hurlstone Park**

Retain and preserve the setting, form, architectural detailing and materials of the church. Regular ongoing maintenance is strongly recommended. . Painting or rendering of the previously unpainted and unrendered surfaces should not be permitted.

**Management:** Statutory Instrument List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The former Methodist Church (built 1912) and the Sunday School building (built 1923) are of local historical significance as the buildings illustrate the history of the Methodists and later Uniting Church movement in Hurlstone Park in the 20th century.
- Criteria b)** The Church and Sunday School have local historical association with the Methodist and later the Uniting Church community of Hurlstone Park, respectively since 1912 and 1923. The church has local historical association with its architect Alfred G. Newman. The Sunday School building has local historical association with its architect Hugh Venables Vernon. Both architects were well-known Sydney architects of the relevant periods.
- Criteria c)** The Church and Sunday school buildings are of local aesthetic significance as architect-designed buildings which are fine representative examples of the work of the particularly architect designers and of the particular architectural styles - Federation Gothic for the church and Inter-war Romanesque for the Sunday School building.
- Criteria d)** The Church and Sunday School have local social significance for the local Uniting Church congregation.
- Criteria e)** Not relevant
- Criteria f)** Not relevant
- Criteria g)** The church is a fine example of an architect-designed Federation Gothic style church, also representative of the work of its architect Alfred G Newman. The Sunday School building is a representative example of the Inter-war Romanesque style, also representative of the work of its architect Hugh Venables Vernon.

**Integrity / Intactness:** High

References:	Author	Title	Year	
	Brian Madden			
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016	
	J. Jervis	History of Canterbury	1951	
Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

# Canterbury Heritage Inventory

SHI Number  
**1300191**  
Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	4		DP	3738

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 23/10/2002 Date Updated: 28/03/2017 Status: Partial

# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

<b>Address:</b> 104 Melford Street	<b>DUAP Region:</b> Sydney South
<b>Suburb / Nearest Town:</b> Hurlstone Park 2193	<b>Historic region:</b> Sydney
<b>Local Govt Area:</b> Canterbury	<b>Parish:</b> Petersham
<b>State:</b> NSW	<b>County:</b> Cumberland
<b>Address:</b> Kilbride Street corner	<b>DUAP Region:</b> Sydney South
<b>Suburb / Nearest Town:</b> Hurlstone Park 2193	<b>Historic region:</b> Sydney
<b>Local Govt Area:</b> Canterbury	<b>Parish:</b>
<b>State:</b> NSW	<b>County:</b>
<b>Other/Former Names:</b> "Jule Rae"	
<b>Area/Group/Complex:</b>	<b>Group ID:</b>
<b>Aboriginal Area:</b>	
<b>Curtilage/Boundary:</b> The curtilage is the parcel of land on which the building is located.	
<b>Item Type:</b> Built	<b>Group:</b> Residential buildings ( <b>Category:</b> House
<b>Owner:</b> Private - Individual	
<b>Admin Codes:</b>	<b>Code 2:</b>
<b>Current Use:</b> Residential	<b>Code 3:</b>
<b>Former Uses:</b> Residential	
<b>Assessed Significance:</b> Local	<b>Endorsed Significance:</b>

**Statement of Significance:** 104 Melford Street, built in 1914 for Abraham Newyear Steenbom of Coogee, motorcar and carriage builder, is of local historical significance as evidence of the early development of the 1912 6th subdivision of the Jeffrey's Estate.

The house is of local aesthetic significance, as a fine representative example of the Federation Queen Anne style, designed to address its corner location, and featuring many fine elements of the style including complex hipped and gabled terracotta tiled roof form with gable ends facing each street frontage and a gable end defining the corner entry to the return verandah, timber verandah posts with timber fretwork brackets, placed on sandstone piers, timber framed leadlight casement windows with fanlights placed in groups, and rough cast stuccoed gable ends. Its architectural quality contributes significantly to the streetscapes of both Melford and Kilbride Streets.

The house has representative value as a fine early residence of the suburb.

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

## Historical Notes Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Melford Street is one of the streets set out in Sophia Campbell's original subdivision, named after locales significant to the Campbell family's Scots heritage, in this case a village and loch in Argyle, west Scotland.

This land was originally Lot 58, part of the Jeffrey's Estate 6th subdivision offered for auction on 7th September 1912, however the lot was later subdivided to create a new lot to the west (now 50 Kilbride Street).

This land, lot 58 DP6787, was bought by Abraham Newyear Steenbhorn of Coogee, motorcar and carriage builder, on 12/2/1913. He immediately mortgaged the property and a house was built in 1914. Steenbhorn was living there by the end of the year, when the survey for the 1915 edition of Sands Directory was taken.

In 1927, part of the rear of the allotment was subdivided to create a new lot facing Kilbride Street. The house remained with the family until 1944, when the Perpetual Trustee, as mortgagee, exercised its power of sale after Abraham Steenbhorn's death.

Themes: National Theme

State Theme

Local Theme

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

4. Settlement      Accommodation (Housing)      (none)

Designer:

Maker / Builder:

Year Started: 1914      Year Completed: 1914      Circa: No

**Physical Description:** The house is a single storey brick freestanding Federation Queen Anne style house on a prominent corner site (south-western corner of Melford and Kilbride Streets intersection). The house illustrates aspects of the Federation Queen Anne style, designed to address the corner location, such as complex hipped and gabled terracotta tiled roof with terracotta ridge capping and finials and two tall stuccoed chimneys with brick corbelled tops and terracotta chimney pots. The house is designed with gable ends facing each street frontage and a corner gable end defining the corner entry to the return verandah, verandah roof incorporated into the main roof, roughcast stuccoed gable ends, tapered timber posts with timber fretwork brackets to the verandah mounted on sandstone piers, timber framed leadlight casement windows with fanlights placed in groups, There are exposed timber rafter ends to the verandahs, and awnings with exposed rafters and timber brackets to the windows on the projecting bays. The site features a Federation style timber picket front fence to both street frontages, an informal garden and a curved entrance path leading from the corner entry gate.

**Physical Condition:** Good.

**Modification Dates:**

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:

(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades,



# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

**Item Name:** Fern Hill - Federation Queen Anne style house

**Location:** 104 Melford Street, Hurlstone Park

should be considered during planning for future major alterations.

**Management:** Statutory Instrument List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** The house, built in 1914 for Abraham Newyear Steenbom of Coogee, motorcar and carriage builder, is of local historical significance as evidence of the early development of the 1912 6th subdivision of the Jeffrey's Estate.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance, as a fine representative example of the Federation Queen Anne style, designed to address its corner location, and featuring many fine elements of the style including complex hipped and gabled terracotta tiled roof form with gable ends facing each street frontage and a gable end defining the corner entry to the return verandah, timber verandah posts with timber fretwork brackets, placed on sandstone piers, timber framed leadlight casement windows with fanlights placed in groups, and rough cast stuccoed gable ends. Its architectural quality contributes significantly to the streetscapes of both Melford and Kilbride Streets.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the Federation Queen Anne style, designed to address its corner location and a fine early residential building in the suburb.

**Integrity / Intactness:** The house retains its external integrity.

References:	Author	Title	Year
		NSW Birth, Death and Marriage Indexes	
		Sands Directories 1915-1916	
	Land Property Information	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	311222

**Latitude:**

**Longitude:**

# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title:

Number:

Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300192**  
Study Number

Item Name: **St Stephanos Greek Orthodox Church**

Location: **648-668 New Canterbury Road, Hurlstone Park**

**Address:** 648-668 New Canterbury Road  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:** St Stephens Anglican Church  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The curtilage is the parcels of land on which the church buildings are located.  
**Item Type:** Built  
**Group:** Religion  
**Category:** Church  
**Owner:** Religious Organisation  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Church, Church Hall, Child Care Centre  
**Former Uses:** Church, Rectory, Church Hall  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The site and the group of three significant church-related buildings - Church Hall, Church and Child Care Centre, is of local historical significance as a collection of religious buildings originally built for the Anglican church, purchased for use by the Greek Orthodox Church in 1984. They provide historical evidence of the growth and later decline of the local Anglican congregation. Its conversion to a Greek Orthodox Church in 1984 is also of historical significance as evidence of the changing community of Hurlstone Park in the 1980s. The 1924 Church has historical association with its original designers, architects John Burcham Clamp and CH Finch. The three significant buildings on the site have historical association with the Hurlstone Park Anglican community, including former parishioners and rectors.

The collection of three significant church buildings is of local aesthetic significance as a collection of religious buildings on a prominent site fronting New Canterbury Road, two of which - the 1924 Church designed by architects John Burcham Clamp and CH Finch, and the 1927-1928 Child Care Centre (designer not known) are fine examples of the Inter-war Romanesque style. The 1908-1909 Church Hall (designer not known) is a good representative example of the Federation Carpenter Gothic style.

The 1924 Church (altered in 1934) is a good example of the work of architects John Burcham Clamp and CH Finch, despite the 1984-85 addition of the brick porch and

Item Name: **St Stephanos Greek Orthodox Church**

Location: **648-668 New Canterbury Road, Hurlstone Park**

colonnade facing New Canterbury Road.

While not researched, the buildings are likely to have local social significance to the current Greek Orthodox congregation.

The Church and Child Care Centre are locally rare examples of the Inter-war Romanesque style.

The Church Hall is a locally rare example of the Federation Carpenter Gothic style.

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

St Stephanos Greek Orthodox Church (formerly St Stephens Church of England) and associated buildings occupy what was part of Lot 5 of Section 15 of Deposited Plan 191, the original subdivision of Hurlstone Park by Sophia Campbell. Lot 5, 6450 square metres of land facing New Canterbury Road and Dunstaffnage Street, was purchased from Miss Campbell in 1883 by Charles Rogers junior, a successful furniture manufacturer and retailer and his brother George Chapman Rogers (LPI Vol.656 Folio 210, 16 July 1883). The brothers divided Lot 5 and Charles Rogers' southern part was eventually subdivided in 1915 as the Woodside Estate. Most of the northern part – 2630 square metres facing New

Item Name: **St Stephanos Greek Orthodox Church**

Location: **648-668 New Canterbury Road, Hurlstone Park**

Canterbury Road – was owned by George Rogers who built his house Trentham there (LPI Vol.676 Folio 183, 10 December 1883). George Rogers died in 1910 and in 1914 his widow Emma Jane Rogers sold most of this land to a consortium of local Anglicans – a customs officer, an accountant, a master mariner, a manufacturer - led by the Reverend George Alfred Chambers, rector of Holy Trinity Church of England, a short distance away near New Canterbury Road, Dulwich Hill. Chambers founded Trinity Grammar School in 1913 (LPI Transfer A124232; Sydney Morning Herald, 5 October 1927, p.19).

Edward Colvin, the Rev. Chambers' predecessor at Holy Trinity, had already established a new church and Sunday school on Emma Rogers' land facing New Canterbury Road. Initially named St Saviour's the church was opened in September 1908. A year later the Herald reported that: "The church, which is a branch of Holy Trinity, Dulwich Hill, has made good progress during the twelve months, and it has been found necessary to enlarge the building to accommodate the increasing congregations. A contract has just been let for extending and completing the building, which will then have accommodation for about 200 people. Population at this end of the parish has increased so much during the past five years that a church in the district was considered to be an urgent necessity" (Sydney Morning Herald, 18 September 1909, p.10). In 1911 under G.A. Chambers' administration the simple timber building was renamed St Stephen's and although not listed in Sands until 1916, its preaching lineup was listed weekly in the press: 'ST. STEPHENS, Fern Hill, 11 Holy Communion, Rev. G.A. Chambers M.A; 7.15 Rev. H.G. Hinsby' (Sydney Morning Herald, 8 July 1911, p.18).

The land purchased by the Rev. Chambers and friends ran 36 metres along New Canterbury road from the Dunstaffene Street corner, which was already occupied by a chemist shop (LPI Vol. 2827 Folio 244, 4 March 1918). By 1920 the western end of New Canterbury Road was a thriving commercial centre. St Stephens planned to match its worldly neighbours: 'ARCHITECTS willing to Supply Competitive Designs for a New Church at Hurlstone Park please write at once to WM DALTON Holylea 6 Griffith Street Canterbury' (Sydney Morning Herald, 5 April 1922 p.16). William Dalton was a trustee of St Stephens but there is no record of a competitive process and the commissioned design was the work of the surveyor and architect for the Sydney Anglican Diocese.

John Burcham Clamp (1869-1931) designed several buildings for the Church of England including the Sydney Church of England Grammar School chapel and St Matthews Church, Manly. He is better known for his secular designs, which include the Wyoming apartments, Macquarie Street, Tattersall's Club, Elizabeth Street and Farmers department store, Pitt Street. Burcham Clamp is also remembered for a brief partnership with Walter Burley Griffin and for championing and employing Florence Taylor, Australia's first qualified woman architect. In 1924 Burcham Clamp was in partnership with C H Finch.

The building tender for the new church was awarded to Arthur Burgin, 195 Elizabeth Street, Sydney and the foundation stone was laid on 31 May 1924 (Construction and Local Government Journal, 2 April 1924 p.1; Sydney Morning Herald, 31 May 1924 p.18). The contract price was £4000 and the new building 'accommodates 350 persons, exclusive of the choir and has a wide and deep chancel with separate vestries for the clergy and choir' while the sloping site allowed space for 'commodious class and committee rooms beneath the chancel...and the building, with its open kiln bricks and tiled roof, presents a very

**Item Name:** **St Stephanos Greek Orthodox Church**

**Location:** **648-668 New Canterbury Road, Hurlstone Park**

effective and dignified appearance'. The church was opened on 18 October 1924 (Sydney Morning Herald, 22 October 1924, p.9).

During 1932 a 'memorial to Aborigines' was installed within the church by the rector Reverend D H Rettick, a member of the Sydney Anthropological Society and researcher of rock carvings Sydney Morning Herald, 6 May 1932, p.12, 25 July 1936, p.11.) A few years later unspecified additions were made, possibly the construction of a Rovers cabin beneath the church: 'Hurlstone Park.—Additions to Church, New Canterbury Road.—D. H. Rettick, The Rectory, New Canterbury Road, Hurlstone Park' (Construction and Real Estate Journal, 8 August 1934, p.2; Sydney Morning Herald, 9 December 1935, p.11)

In 1930 a rectory was built on the corner with Melford and Dunstaffnage Street, replacing the retail and residential buildings that had occupied the site. Laying the foundation stone Archbishop Wright commended the parishioners for their 'good business acumen in providing their rector "with a suitable home near the church". The new building will be a modern brick bungalow of eight rooms, and will cost approximately £1500 (Sydney Morning Herald, 4 March 1930 p.8). The construction must have been well advanced at this time as the completed rectory was dedicated the following month (Sun, 6 April 1930 p.6).

From 1929 the land occupied by the church, hall and rectory was owned by the Church of England Property Trust (LPI Transfer B915308). In 1984 the Church, hall and rectory were purchased by the Greek Orthodox Archdiocese of Australia (LPI Transfer V30600).

Australia's first Greek Orthodox Church opened at Redfern in 1898; the Greek Orthodox Australian Diocese was established in 1924 at which time Greek-Australians numbered about 10,000. With rapid migration since the 1940s, the Greek Orthodox Church has been one of the fastest-growing churches, now boasting 40 parish churches, a cathedral and three monasteries in NSW alone, as well as numerous child and aged care, educational and other social facilities.

Like St Stephen's several of these church buildings were originally built for other denominations. As well as gaining a new congregation and a new name, the St Stephens building gained a Romanesque portico matching the architecture and materials of the original building.

In 1997 the Greek Orthodox Archdiocese also purchased the adjoining property number 648 which had been sold in 1925 to medical practitioner William Quilty. The Rogers family home Trentham was replaced in 1928 by a new residence and surgery, later owned by a succession of medical practices (LPI Vol. 3756 Folio 220, 28 July 1925; LPI Transfer 3444381). This building is now used as a childcare centre, increasing St Stephanos' presence on New Canterbury Road.

Themes:	National Theme	State Theme	Local Theme
	8. Culture	Creative endeavour (Cultur	Developments/ distinction in design ar
	8. Culture	Religion	Local churches
	9. Phases of Life	Events	(none)

**Item Name:** **St Stephanos Greek Orthodox Church**

**Location:** **648-668 New Canterbury Road, Hurlstone Park**

**Designer:** Church (650 New Canterbury Road): John Burcham Clamp and CH Finch

**Maker / Builder:** Church: Arthur Burgin

**Year Started:** 1908      **Year Completed:** 1934      **Circa:** No

**Physical Description:** The site covers a number of lots addressed from 648 to 668 New Canterbury Road containing four separate buildings. The site has boundaries to New Canterbury Road to the north, Melford Street to the west, Pearce Lane to the south, and adjoins the property at 646 New Canterbury Road to the east.

There are four buildings on the site - from west to east, along New Canterbury Road, these are:

1. The Rectory (1929-1930), 654 New Canterbury Road (corner Melford Street) designer not known. This is a single storey rendered brick Inter-war California Bungalow style house with a hipped terracotta tiled roof, featuring a secondary hipped roof form over the front verandah. The front verandah, which has rendered brick balustrading and posts, has been enclosed with modern windows. The central post of the verandah is etched near the top with the word "Rectory". There is also a later plaque attached below this to the same post. The rectory has been substantially altered and is not considered significant.

2. Church Hall (1908-1909), 652 New Canterbury Road, designer not known. This is a simple single storey weatherboard Church hall building with a gabled roof form, featuring Gothic-arched fanlights above narrow timber-framed windows. The gabled roof form is clad in red corrugated Colorbond. The gabled porch facing New Canterbury Road has Gothic-arched side door openings with concrete steps. The church hall has a later fibro-cement skillion-roofed addition to the rear. The rear fence to the church and church hall is weatherboard.

3. Church (1924, additions 1934, 1984-1985), 650 New Canterbury Road, designed by John Burcham Clamp & CH Finch Architects.

A large freestanding brick gable roofed church building, with two periods of construction: the main body of the church, (1924 with 1934 additions) and a brick colonnaded porch and vestibule added to the New Canterbury Road façade in 1984-85.

The original portion of the church comprises a nave, a hexagonal apse, and chancel and vestry to either side. The church is two storeys in height at the rear. The church is constructed in face brick, and is roofed with slate with terracotta tile ridge capping. Eaves are overhanging with exposed timber rafter ends. Windows, including the large semi-circular arched window to the northern façade, are Romanesque in style, with surrounds of red



**Item Name:** **St Stephanos Greek Orthodox Church**

**Location:** **648-668 New Canterbury Road, Hurlstone Park**

bricks laid in header rows. The gable end of the façade is surmounted by an open bell cote with bell. The 1984-85 brick porch and colonnade is reasonably sympathetic, constructed in face brick and featuring semi-circular arches, however it has altered the appearance of the church façade to a considerable degree.

The front fence of the church to New Canterbury Road is brick with metal sliding gates - this appears modern, however brickwork is sympathetic to the brickwork of the church.

The rear fence to the church and church hall is weatherboard.

4. St. Stephanos Child Care Centre (1927-1928), designer not known.

This is a symmetrical single storey brick Inter-war Romanesque style building, designed in a roughly "U" shape with central courtyard. Its original use is not known, and its current use is as a Child Care Centre. The building features a hipped terracotta tiled roof, red tapestry brickwork walls, timber-framed multi-paned windows with semi-circular arched heads, a central brick courtyard wall with central semi-circular arched gateway opening facing New Canterbury Road. The courtyard wall is capped with terracotta Roman or Spanish half-round tiles. The building features wide paneled eaves with vents. The central portion of the roof, setback behind the central courtyard, features a copper-roofed brick cupola, which appears to function as a roof vent. The rear also brick arched gateways attached to east and west of the building to the New Canterbury Road elevation, each capped with terracotta Roman or Spanish half-round tiles.

The front fence to the childcare centre has a brick base and piers, with modern metal infill panels. With the fence brickwork generally matching the brickwork of the building.

Note that the interior of the Child Care Centre is substantially altered and not considered significant.

**Physical Condition:**

1. Rectory - good
2. Church Hall - fair
3. Church - good
4. St Stephanos Child Care Centre - good

**Modification Dates:**

1. Rectory. The rectory was likely originally face brickwork which has been cement rendered at a later date. The front verandah has been enclosed with modern windows. The rectory is not considered significant due to its level of alteration.

2. Church Hall - modern concrete steps either side of the front porch. Modern Colorbond roof cladding.

3. Church - porch and colonnade added in 1984-85.

- 4.. St Stephanos Child Care Centre building - Solar panels has been added to the central portion of the main roof facing New Canterbury Road. The interior of this building has been substantially altered due to the conversion in recent times to Child Care Centre use. The interior is not considered significant.

Item Name: **St Stephanos Greek Orthodox Church**

Location: **648-668 New Canterbury Road, Hurlstone Park**

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

**SIGNIFICANT BUILDINGS ON THE SITE:**

The overall form and scale of the significant buildings should be retained and conserved and preferably continue in religious use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** The site and the group of three significant church-related buildings - Church Hall, Church and Child Care Centre, is of local historical significance as a collection of religious buildings originally built for the Anglican church, purchased for use by the Greek Orthodox Church in 1984. They provide historical evidence of the growth and later decline of the local Anglican congregation. Its conversion to a Greek Orthodox Church in 1984 is also of historical significance as evidence of the changing community of Hurlstone Park in the 1980s.
- Criteria b)** The 1924 Church has historical association with its original designers, architects John Burcham Clamp and CH Finch. The three significant buildings on the site have historical association with the Hurlstone Park Anglican community, including former parishioners and rectors.
- Criteria c)** The collection of three significant church buildings is of local aesthetic significance as a collection of religious buildings on a prominent site fronting New Canterbury Road, two of which - the 1924 Church designed by architects John Burcham Clamp and CH Finch, and the 1927-1928 Child Care Centre (designer not known) are fine examples of the Inter-war Romanesque style. The 1908-1909 Church Hall (designer not known) is a good representative example of the Federation Carpenter Gothic style. The 1924 Church (altered in 1934) is a good example of the work of architects John Burcham Clamp and CH Finch, despite the 1984-85 addition of the brick porch and colonnade facing New Canterbury Road.
- Criteria d)** While not researched, the church buildings are likely to have local social significance to the current Greek Orthodox congregation.

# Canterbury Heritage Inventory

SHI Number  
**1300192**  
Study Number

**Item Name:** **St Stephanos Greek Orthodox Church**  
**Location:** **648-668 New Canterbury Road, Hurlstone Park**

**Criteria e)** Not relevant.

**Criteria f)** The Church and Child Care Centre are locally rare examples of the Inter-war Romanesque style. The Church Hall is a locally rare example of the Federation Carpenter Gothic style.

**Criteria g)** The four buildings are representative examples of their architectural styles - the church and Child care centre of the Inter-war Romanesque style, the Church Hall of the Federation Carpenter Gothic style, and the Rectory of the Inter-war California Bungalow style.

**Integrity / Intactness:** Fair

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	Brian Madden		
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

<b>Parcels:</b>	<b>Parcel Code</b>	<b>LotNumber</b>	<b>Section</b>	<b>Plan Code</b>	<b>Plan Number</b>
	LOT	1		DP	123771
	LOT	2		DP	309070
	LOT	1		DP	309071
	LOT	A		DP	448353

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage study

Title: Number: Date:

**Custom Field One:**

**Custom Field Two:**

**Custom Field Three:**

**Custom Field Four:**

# Canterbury Heritage Inventory

SHI Number  
**1300192**  
Study Number

Item Name: **St Stephanos Greek Orthodox Church**

Location: **648-668 New Canterbury Road, Hurlstone Park**

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 23/10/2002

Date Updated: 31/03/2017

Status: Partial

# Canterbury Heritage Inventory

SHI Number  
**1300449**  
Study Number

Item Name: **Crinan Street Shops Heritage Conservation Area**

Location: **Crinan Street, Hurlstone Park**

**Address:** Crinan Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW

**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**

**Other/Formal Names:**  
**Area/Group/Complex:**  
**Aboriginal Area:**

**Group ID:**

**Curtilage/Boundary:** The Crinan Street Shops Heritage Conservation Area includes properties at 3-25 Crinan Street; 2-40 Crinan Street; 21-27 Floss Street; and 85-87 Duntroon Street.

**Item Type:** Built  
**Group:** Urban Area  
**Category:** Other - Urban Area

**Owner:** Private - Individual

**Admin Codes:**  
**Code 2:**  
**Code 3:**

**Current Use:** Shops and commercial buildings, residential flat buildings  
**Former Uses:** Shops and commercial buildings, residential flat buildings

**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The Crinan Street Shops Heritage Conservation Area is of local heritage significance. The area is of historical significance demonstrating a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of interwar residential flat buildings at Nos. 22-24, 28 and 30, which are early examples of residential flat development in the Hurlstone Park area. The railway opened in 1895 and as the suburb developed shops appeared around the station area. The station was renamed Hurlstone Park in 1911 which coincided with the expansion of the shopping centre. The construction of the railway, the development of the suburb and the development of the small shopping centre through the early years of the twentieth century are the core aspects of the character of the suburb.

The area is of aesthetic significance for:

- The consistent development of mostly Federation period terrace shops with residences - predominantly 2 storey Federation period - built to the street alignment with awnings (and originally some verandahs) over footpaths.
- The small group of inter-war residential flat buildings at the north-western end of the area (Nos. 22-24, 28 and 30 Crinan Street) which are representative of the Inter-war Functionalist style (Nos. 28 and 30) and a generic inter-war Georgian style (No. 22-24)

Item Name: **Crinan Street Shops Heritage Conservation Area**

Location: **Crinan Street, Hurlstone Park**

- A number of original or early shopfronts at Nos. 13, 15, 14 & 16 Crinan Street  
While the overall streetscape character of the shops retains its overall integrity there have been a number of façade and shopfront changes that have impacted on the aesthetic significance of the group.

**Historical Notes** Area History:

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)  
The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.  
Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Crinan Street Shops Heritage Conservation Area history:

Hurlstone Park Railway Station opened as Fernhill Station in 1895, and the name was changed to Hurlstone Park in 1911. Crinan Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast.

The south-western side of Crinan Street was subdivided in 1903 as part of the Jeffrey's Estate 2nd subdivision, which created narrow lots for retail development.

The north-eastern side of the street was subdivided in 1911 as the Fernhill Station Estate, this coincided with the change in name of the station to Hurlstone Park.

In 1881 Thomas Cavey purchased 1.8 hectares (4 acres, 1 rood, 34.75 perches) of land north east of Crinan Street between Duntroon Street and the creek which ran parallel to it (LPI Vol.544 folio 236, 21 September 1881). Cavey was one of a small number of

**Item Name:** Crinan Street Shops Heritage Conservation Area

**Location:** Crinan Street, Hurlstone Park

brickmakers who purchased Hurlstone Park land for its clay and made bricks there until the clay pits were exhausted.

In 1911, sometime after this had happened, Cavey sold his land to Philip James Biddulph, a Sydney solicitor who quickly arranged for its subdivision and sale.

It is clear from dates on the parapets of various buildings on both sides of Crinan Street that terrace shop/residences were developed shortly after the subdivision dates, so that this area was largely built out by the end of the 1910s.

The addresses developed with Inter-war residential flat buildings (Nos. 22-24, 28 and 30 Crinan Street) appear to have been in use in the early 20th century but may not have been developed for shops – in the 1932/33 Sand's Directory No. 30 Crinan Street is listed as "Preddile, E.J. Fuel Distributor" which suggests a non-developed site.

The two slightly different periods of development are also evident in the form of the buildings with the southern (earlier) buildings having posted two storey verandahs where the northern buildings appear to have had hung awnings rather than posted verandahs. Several early hung awnings remain.

**Themes:** National Theme

State Theme

Local Theme

4. Settlement

Towns, suburbs and village

Development following opening of rail

**Designer:**

**Maker / Builder:**

**Year Started:** 1903

**Year Completed:** 1940

**Circa:** Yes

**Physical Description:** The Crinan Street Shops Heritage Conservation Area consists of a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of early Interwar Functionalist residential flat buildings. A number of original or early shopfronts remain at Nos. 13, 15, 14 & 16 Crinan Street. While the overall streetscape character of the shops retains some integrity there have been a number of façade and shopfront changes that have impacted on the aesthetic significance of the group.

**Physical Condition:** Various

**Modification Dates:**

**Recommended Management:**

The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is



**Item Name:** Crinan Street Shops Heritage Conservation Area

**Location:** Crinan Street, Hurlstone Park

consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The area is of historical significance demonstrating a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of interwar residential flat buildings at Nos. 22-24, 28 and 30, which are early examples of residential flat development in the Hurlstone Park area. The railway opened in 1895 and as the suburb developed shops appeared around the station area. The station was renamed Hurlstone Park in 1911 which coincided with the expansion of the shopping centre. The construction of the railway, the development of the suburb and the development of the small shopping centre through the early years of the twentieth century are the core aspects of the character of the suburb.

**Criteria b)** Not relevant

**Criteria c)** The area is of aesthetic significance for

- The consistent development of mostly Federation period terrace shops with residences - predominantly 2 storey Federation period - built to the street alignment with awnings (and originally some verandahs) over footpaths.
- The small group of inter-war residential flat buildings at the north-western end of the area (Nos. 22-24, 28 and 30 Crinan Street) which are representative of the Inter-war Functionalist style (Nos. 28 and 30) and a generic inter-war Georgian style (No. 22-24)
- A number of original or early shopfronts at Nos. 13, 15, 14 & 16 Crinan Street

While the overall streetscape character of the shops retains some integrity there have been a number of façade and shopfront changes that have impacted on the aesthetic significance of the group.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Rare original or early shopfronts at Nos. 13, 15, 14 & 16 Crinan Street

**Criteria g)** Representative of retail development from 1903 (south western side) and from 1911 (north eastern side) and representative of inter-war flats.

**Integrity / Intactness:** The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance for the area.

**References:**

# Canterbury Heritage Inventory

SHI Number  
**1300449**  
Study Number

Item Name: **Crinan Street Shops Heritage Conservation Area**

Location: **Crinan Street, Hurlstone Park**

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 01/02/2017

Date Updated: 31/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300452**  
Study Number

Item Name: **Duntroon Street Heritage Conservation Area**

Location: **Duntroon Street, Hurlstone Park**

**Address:** Duntroon Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:**  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The Duntroon Street Heritage Conservation Area includes properties at: Nos. 1 and 2-4 Barre Street;; 1A-7 and 2-12 Barton Avenue; 15-63 and 18-72 Duntroon Street; 29-33 Fernhill Street; 8-30 Garnet Street; 1-3 and 2-4 Short Street; 1-9 and 2-10A Wallace Avenue; and 1-3 and 2-12 Woodside Avenue.  
**Item Type:** Built  
**Group:** Urban Area  
**Category:** Other - Urban Area  
**Owner:**  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Residential  
**Former Uses:** Residential  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The Duntroon Street Heritage Conservation Area is of local heritage significance. The area is of historical significance for its collection of late 19th century and early 20th century subdivisions including:  
- The Woodside Estate (which formed Woodside Street), which specified a building covenant requiring buildings exceed £350 in value;  
- An un-named subdivision which formed Barre Street and the northern portion of Fernhill Street;  
- The Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton & Wallace Avenues, that also contained a building covenant requiring buildings to exceed £350 in value;  
- The Fernhill Estate subdivision advertised for sale in September 1893 that included the southern side of Barre Street, Short Street, and the southern end of Fernhill Street; and  
- Late 19th century subdivisions and re-subdivisions of land between the eastern side of Duntroon Street and Garnet Street, including an un-named 1886 subdivision (DP2906), later re-subdivided.

Item Name: **Duntroon Street Heritage Conservation Area**

Location: **Duntroon Street, Hurlstone Park**

Woodside Avenue, Barton Avenue and Wallace Avenue - the product of post-1900 subdivisions - illustrate the operation of building covenants requiring buildings to exceed £350 in value.

The precinct is of historic significance for the collective significance of the buildings found within the precinct that demonstrate the key periods of developments.

The area is of aesthetic significance for its wide dead-end streets between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges.

The precinct is of aesthetic significance for its mixed streetscapes of predominantly single storey Federation Queen Anne style and Inter-war California Bungalow style detached brick houses, with a scattering of detached and semi-detached houses from the late Victorian period. The buildings are both one and two storeys (particularly on Garnet Street, many of which are heritage-listed), reflecting the differing subdivision periods within the area. The pattern of subdivision also reflects the topography (as well as subdivision periods and boundaries), including a creek that resulted in the dead-end streets between Fernhill and Duntroon Streets.

#### Historical Notes

##### Area History:

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had passed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

Duntroon Street Heritage Conservation Area history:

**Item Name:** Duntroon Street Heritage Conservation Area

**Location:** Duntroon Street, Hurlstone Park

The Duntroon Street Heritage Conservation Area is a mix of late 19th century and early 20th century subdivisions and re-subdivisions which took place from 1886 to 1914.

Fernhill Street retains the first name for Hurlstone Park as it became a locality distinct from Canterbury. Fernhill was Sophia Campbell's house in Hampshire following her return to England. An un-named 1886 subdivision (later subject to re-subdivision) between Garnet and Duntroon Streets, part of this area, is one of the earliest subdivisions in the suburb. The 1893 Fernhill subdivision was another of the earliest residential subdivisions of Hurlstone Park and the first to use the name of Fernhill. This subdivision set out 41 building lots on land formerly used by Anthony Blamire's brick works, creating Fernhill, Barre and Short streets north of Crinan Street.

The area encompasses two allotments in Duntroon Street of the 1900 Subdivision the "St Aubins Estate" which mostly encompassed lots along New Canterbury Road. The properties at Nos 18 and 20 Duntroon Street are lots 8 and 9, DP3703 (Note Lot 8 has been redeveloped with a circa 1970s residential flat building, however Lot 9 is occupied by a substantial Federation Queen Anne style house representative of that 1900 subdivision). The dead-end streets within the area reflect subdivision boundaries and a creek (now a storm water channel). The Barre Street area was re-subdivided in 1903 and lots either resold or developed in 1909 with a slightly altered subdivision pattern by prominent local builders William Pendlebury and his son William James Pendlebury (responsible for the construction of No. 29 Fernhill Street, corner Barre Street, William Pendlebury's own house). The Woodside Estate (circa 1900-1910) created Woodside Street (now Woodside Avenue), and included a Building Covenant requiring buildings to exceed £350 in value. The 1914 Hurlstone Park No. 2 Estate subdivision created Barton and Wallace Avenues, and also had a building covenant requiring buildings to exceed £350 in value.

**Themes:** National Theme

4. Settlement

State Theme

Towns, suburbs and village

Local Theme

Development following opening of rail

**Designer:**

**Maker / Builder:**

**Year Started:**

1886

**Year Completed:**

1930

**Circa:** Yes

**Physical Description:**

The Duntroon Street Heritage Conservation Area consists of detached face brick single storey Federation Queen Anne and Inter war California bungalow housing, detached and semi-detached late Victorian period housing of one and two storeys and Inter war period two storey residential flat buildings. Original details remain in many instances, such as front verandahs, original roof forms, face brickwork and original timber-framed windows and timber paneled doors consistent with the periods and styles of the relevant houses.

Item Name: **Duntroon Street Heritage Conservation Area**

Location: **Duntroon Street, Hurlstone Park**

**Physical Condition:** Various.

**Modification Dates:**

**Recommended Management:**

The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

**Management:**

**Further Comments:**

- Criteria a)** The area is of historical significance for its collection of late 19th century and early 20th century subdivisions including:
- The Woodside Estate (which formed Woodside Street), which specified a building covenant requiring buildings exceed £350 in value;
  - An un-named subdivision which formed Barre Street and the northern portion of Fernhill Street;
  - The Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton & Wallace Avenues, that also contained a building covenant requiring buildings to exceed £350 in value;
  - The Fernhill Estate subdivision advertised for sale in September 1893 that included the southern side of Barre Street, Short Street, and the southern end of Fernhill Street; and
  - Late 19th century subdivisions and re-subdivisions of land between the eastern side of Duntroon Street and Gamet Street, including an un-named 1886 subdivision (DP2906), later re-subdivided.

Woodside Avenue, Barton Avenue and Wallace Avenue - the product of post-1900 subdivisions - illustrate the operation of building covenants requiring buildings to exceed £350 in value.

The precinct is of historic significance for the collective significance of the buildings found within the precinct that demonstrate the key periods of developments.

- Criteria b)** Not relevant

- Criteria c)** The area is of aesthetic significance for its wide dead-end streets between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges.
- The precinct is of aesthetic significance for its mixed streetscapes of predominantly single storey Federation Queen Anne style and Inter-war California Bungalow style detached brick houses, with a scattering of detached and semi-detached houses from the late Victorian period.

- Criteria d)** Not relevant

# Canterbury Heritage Inventory

SHI Number  
**1300452**  
Study Number

Item Name: **Duntroon Street Heritage Conservation Area**

Location: **Duntroon Street, Hurlstone Park**

Criteria e) Not relevant

Criteria f) Not relevant

Criteria g) The area is representative of of single storey Federation Queen Anne and Inter war California bungalow housing, detached and semi-detached late Victorian period housing and Inter war period residential flat buildings.

**Integrity / Intactness:** The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance for the area.

## References:

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/02/2017

Date Updated: 31/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300453**  
Study Number

Item Name: **Floss Street Heritage Conservation Area**

Location: **Floss Street, Hurlstone Park**

**Address:** Floss Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**  
**Other/Former Names:**  
**Area/Group/Complex:**  
**Group ID:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The Floss Street Heritage Conservation Area includes properties at 28-36 Floss Street; 101-115 Duntroon Street; and 118-130 Duntroon Street  
**Item Type:** Built  
**Group:** Urban Area  
**Category:** Other - Urban Area  
**Owner:**  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Residential and commercial buildings  
**Former Uses:** Residential and commercial buildings, dairy

**Assessed Significance:** Local

**Endorsed Significance:**

**Statement of Significance:** The Floss Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed as part of the Jeffrey's Estate 1st subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912. The area is of historical significance for the collection of buildings from the early take-up of those sub-divisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings reflects its proximity to transport and services. The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s. The recent demolition of two residential buildings adversely affects the integrity of the precinct and their replacement structure/s will need to fit within the context of the precinct in terms of scale, siting and form of development.

**Historical Notes or Provenance:** Area History:  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River

Item Name: **Floss Street Heritage Conservation Area**

Location: **Floss Street, Hurlstone Park**

provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had passed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Floss Street Heritage Conservation Area history:

This Conservation Area was originally part of three subdivisions: Jeffrey's Estate 1st subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912.

Both Floss and Duntroon Streets are among the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, e.g. Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

Jeffrey's Estate 1st subdivision 1901

This subdivision was the first offered as part of the Jeffreys Estate. The subdivision comprised 92 building lots south of the railway line, bounded by Fernhill, Kilbride (later Burnett), Starkey and Commons streets. An example of houses developed on this subdivision is 128 Duntroon Street, (Lot 1, Section 1 of the subdivision), purchased in 1906 by dairyman Frederick Sherring, who moved his cows and horses to his new property. Sherring and his dairy are listed at the address in 1907. From 1911 the dairy was listed at the address under a new proprietor. In 1914 a new cottage on the property was advertised for rent, and from 1915, following another sale of the property, the dairy business on the property ceased.

Starkey Estate subdivision 1904

William Starkey was a cordial manufacturer resident in Dulwich Hill. Starkey's land lay south

Item Name: **Floss Street Heritage Conservation Area**

Location: **Floss Street, Hurlstone Park**

of Floss Street between Duntroon and Dunstaffnage streets, bisected by the railway cutting when this was constructed during the 1890s. Retitled in 1896 it was subdivided and offered for sale in 1904 as the Starkey Estate, which consisted of 18 lots facing Floss Street and six on the western side of Duntroon Street between the railway station and Commons Street. Most of the estate was purchased by Lewis Parker Solomons and Adeline Burgess Halloran, wife of Edward Roland Halloran, an architect and Petersham alderman. (LPI Vol. 1749 Folio 28, 10 January 1907). Halloran's son, Henry Ferdinand Halloran, had surveyed the Starkey Estate and was part of a 'land syndicate' with Solomons, buying, promoting and reselling land ('A land syndicate', Australian Star, 4 September 1906, p.4). He would go on to be one of Sydney's high profile realtors. We can be confident that the Halloran family did well from the Starkey Estate; their involvement may have extended to Edward Halloran, who specialised in domestic architecture, designing some of the Estate's houses. Examples of houses developed on the Starkey Estate subdivision of 1904 are:

- No. 109 Duntroon Street, built in 1908 for John Giblett, who ran a tannery near Melford Street, and lived nearby on the eastern side of Duntroon Street. This house was used as a commercial college from 1911 to about 1948, capitalising on it's proximity to the railway station.

- No. 113 Duntroon Street, built in 1905 for provision agent John Wilson Bailey and his wife and named "Glenleith" by it's second owner.

Hurlstone Park Estate subdivision 1912

This subdivision included the lots from 26 to 36 Floss Street, on the southern side of Floss Street facing the railway line to the north, most of which were developed in the early 20th century for commercial or retail buildings. Lots 4 to 8 of the subdivision were long and narrow, clearly intended for retail development, where Lots 1 to 3 and 9 and 15 were larger and clearly intended for residential development. However Lots 4 and 5 were purchased together and later became the site of an Inter-war California Bungalow style house, which remains on these lots of the 1912 subdivision (DP6709). Lot 6 was developed in 1916 with a pair of shops (Nos. 32-34 Floss Street) and was later subdivided to give each shop a separate title. Lot 7 is the site of the 2-storey commercial building at No. 30 Floss Street. Lot 8 appears to have been purchased with the adjacent lot, and developed for a house, which later had a shopfront and awning built at the front, the building occupying Lot 8 and part of the re-subdivided former Lot 9.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Towns, suburbs and village

Development following opening of rail

Designer:

Maker / Builder:

# Canterbury Heritage Inventory

SHI Number  
**1300453**  
Study Number

Item Name: **Floss Street Heritage Conservation Area**

Location: **Floss Street, Hurlstone Park**

Year Started: 1901      Year Completed: 1930      Circa: Yes

**Physical Description:** The Floss Street Heritage Conservation Area consists of predominantly single storey Federation Queen Anne style detached brick houses, many with original slate or terracotta tiled roofs, an Inter war period residential flat building and the Inter war Californian bungalow style house at No. 36 Floss Street. Original details remain in many instances, such as front verandahs, original roof forms, face brickwork, narrow driveways with garages to the rear or carports to the side of houses, and original timber-framed windows and timber paneled doors consistent with the periods and styles of the relevant houses.

**Physical Condition:** Varied.

**Modification Dates:**

**Recommended Management:** The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

**Management:**

**Further Comments:**

- Criteria a)** The Floss Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed as part of the Jeffrey's Estate 1st subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912. The area is of historical significance for the collection of buildings from the early take-up of those sub-divisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings reflects its proximity to transport and services.
- Criteria b)** Not relevant
- Criteria c)** The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s. The recent demolition of two residential buildings adversely affects the integrity of the precinct and their replacement structure/s will need to fit within the context of the the precinct in terms of scale, siting and form of development.
- Criteria d)** Not relevant

# Canterbury Heritage Inventory

SHI Number  
**1300453**  
Study Number

Item Name: **Floss Street Heritage Conservation Area**

Location: **Floss Street, Hurlstone Park**

Criteria e) Not relevant

Criteria f) Not relevant

Criteria g) The area is representative of Federation Queen Anne style detached brick houses, Inter war period residential buildings and Inter war Californian bungalow style houses.

**Integrity / Intactness:** The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance for the area.

## References:

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/02/2017

Date Updated: 31/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300454**  
Study Number

Item Name: **Hampden Street Heritage Conservation Area**

Location: **Hampden Street, Hurlstone Park**

**Address:** Hampden Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**DUAP Region:** Sydney South  
**Historic region:** Sydney  
**Parish:**  
**County:**  
**Other/Former Names:**  
**Area/Group/Complex:** **Group ID:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The Hampden Street Heritage Conservation Area includes properties at: 58-64 Garnet Street; 1-13 and 2-16 Hampden Street; 71-83 Duntroon Street and 78-94 Duntroon Street; and Nos. 2 and 2A Marcia Street.  
**Item Type:** Built **Group:** Urban Area **Category:** Other - Urban Area  
**Owner:**  
**Admin Codes:** **Code 2:** **Code 3:**  
**Current Use:** Residential and shop  
**Former Uses:** Residential and shop

**Assessed Significance:** Local

**Endorsed Significance:**

**Statement of Significance:** The Hampden Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from two subdivisions: the Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street; and the Fernhill Station Estate subdivision advertised for sale in April 1911 that encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street. The area is of aesthetic significance for its Hampden Street streetscape, a wide street with grass verges and late 20th century street tree plantings, and mix of single storey Victorian Italianate and Federation Queen Anne style detached houses; mix of late Victorian period and Federation Queen Anne style detached and semi-detached houses and Federation period corner shop in Duntroon Street.

**Historical Notes or Provenance:** Area History: Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed

**Item Name:** Hampden Street Heritage Conservation Area

**Location:** Hampden Street, Hurlstone Park

by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had passed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

Hampden Street Heritage Conservation Area history:

The Hampden Street Heritage Conservation Area was developed from two subdivisions: the Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street; and the Fernhill Station Estate subdivision advertised for sale in April 1911 (DP6091) which encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street. Little re-subdivision has occurred in Hampden Street, however lots in Marcia Street have been subject to later re-subdivision (for example No. 2A Marcia Street is a result of a later re-subdivision). The 16 year gap in subdivisions has resulted in buildings of different periods being developed in the precinct.

**Themes:** National Theme  
4. Settlement

State Theme  
Towns, suburbs and village

Local Theme  
Development following opening of rail

**Designer:**



Item Name: **Hampden Street Heritage Conservation Area**

Location: **Hampden Street, Hurlstone Park**

Maker / Builder:

Year Started: 1895      Year Completed: 1920      Circa: Yes

**Physical Description:** The Hampden Street Conservation Heritage Area consists of detached Victorian Italianate, Federation Queen Anne and Inter war style single storey houses, semi-detached Federation and Inter war single storey houses, and a Federation period corner shop. Original details visible in many of the houses include front verandahs with original detailing, original roof forms, face brickwork and original timber-framed windows and timber paneled doors consistent with the periods and styles of houses. The area shows an overall high level of integrity.

**Physical Condition:** Varied

**Modification Dates:**

**Recommended Management:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

**Management:**

**Further Comments:**

**Criteria a)** The area is of historical significance as an area developed from two subdivisions: the Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street; and the Fernhill Station Estate subdivision advertised for sale in April 1911 that encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street.

**Criteria b)** Not relevant

**Criteria c)** The area is of aesthetic significance for its Hampden Street streetscape, a wide street with grass verges and late 20th century street tree plantings, and mix of single storey Victorian Italianate and Federation Queen Anne style detached houses; mix of late Victorian period

# Canterbury Heritage Inventory

SHI Number  
**1300454**  
Study Number

Item Name: **Hampden Street Heritage Conservation Area**

Location: **Hampden Street, Hurlstone Park**

and Federation Queen Anne style detached and semi-detached houses and Federation period corner shop in Duntroon Street.

Criteria d) Not relevant

Criteria e) Not relevant

Criteria f) Not relevant

Criteria g) The area is representative of Victorian Italianate, Federation Queen Anne, Federation and Inter war style houses, with a high level of integrity throughout the precinct.

**Integrity / Intactness:** The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance for the area.

## References:

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/02/2017

Date Updated: 31/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300455**  
Study Number

Item Name: **Melford Street Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

**Address:** Melford Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Formal Names:**  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The Melford Street Heritage Conservation Area includes properties at: Nos. 1-55 Acton Street and 2-62 Acton Street; 1-11 and 2-4 Canberra Street; 3-37 Canterton Street and 4-36 Canterton Street; 88-102 Crinan Street; 28-74 Dunstaffenage Street; 1-21 Euston Road and 2A-6 Euston Road; 67-95 Floss Street and 82-134 Floss Street; 1-17 Gower Street and 2-18 Gower Street; 51A-57 and 50-58 Kilbride Street; 29B-63A Melford Street and 42-124 Melford Street.  
**Item Type:** Built  
**Group:** Urban Area  
**Category:** Other - Urban Area  
**Owner:** Private - Individual  
**Admin Codes:**  
**Current Use:** Residential  
**Former Uses:** Residential  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The Melford Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from four early 20th subdivisions offered for sale between 1905 and 1912: the 1905 Brixton Hill Estate subdivision (DP5102) which included lots between Kilbride Street and Acton Street (much of this later re-subdivided); the Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets; the Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street; the Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street, and encompassing much of the area between the railway line to the south and the southern side of Canterton Street to the north. The area encompasses (within

**Item Name:** Melford Street Heritage Conservation Area

**Location:** Melford Street, Hurlstone Park

the Jeffrey's Estate 5th subdivision area on Floss Street, subdivided in 1910) the earlier house "Euston" (a heritage item) and Euston Reserve, associated with the house "Euston" as land privately donated for public open space.

The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semi-detached residences of the same period, occasional detached weatherboard houses (usually a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses. A number of houses are existing or proposed Heritage Items.

**Historical Notes** Area History:

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

**Melford Street HCA history**

The Melford Street Heritage Conservation Area was developed from four early 20th century residential subdivisions sold between 1905 and 1912:

- The Brixton Hill Estate subdivision (DP5102) advertised for sale in April 1905, which included lots between Kilbride Street and Acton Street (much of this later re-subdivided) with the lots originally long and narrow (note Lots 11 and 12 of the subdivision remain in the original configuration, backing onto Acton Street to the north);

**Item Name:** Melford Street Heritage Conservation Area

**Location:** Melford Street, Hurlstone Park

- The Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets;
- The Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street;
- The Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street, and encompassed much of the area between the railway line to the south and the southern side of Canterton Street to the north.

**Themes:** National Theme

State Theme

Local Theme

4. Settlement

Towns, suburbs and village

Development following opening of rail

**Designer:**

**Maker / Builder:**

**Year Started:**

1905

**Year Completed:**

1930

**Circa:** Yes

**Physical Description:** The Melford Street Heritage Conservation area consists of detached Federation Queen Anne and Inter war California bungalow style houses, some semi-detached Federation Queen Anne style houses and some Federation Queen Anne style weatherboard houses dating from the earlier subdivisions. Original details visible in many of the houses include front verandahs with original detailing, original roof forms, face brickwork and original timber-framed windows and timber paneled doors consistent with the periods and styles of houses. Also represented are Inter war period residential flat buildings.

**Physical Condition:** Varied

**Modification Dates:**

**Recommended Management:**

The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

**Management:**

Item Name: **Melford Street Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

## Further Comments:

- Criteria a)** The area is of historical significance as an area developed from four early 20th subdivisions offered for sale between 1905 and 1912: the 1905 Brixton Hill Estate subdivision (DP5102) which included lots between Kilbride Street and Acton Street (much of this later re-subdivided); the Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets; the Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street; the Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street, and encompassing much of the area between the railway line to the south and the southern side of Canterton Street to the north. The area encompasses (within the Jeffrey's Estate 5th subdivision area on Floss Street, subdivided in 1910) the earlier house "Euston" (a heritage item) and Euston Reserve, associated with the house "Euston" as land privately donated for public open space.
- Criteria b)** Not relevant
- Criteria c)** The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semi-detached residences of the same period, occasional detached weatherboard houses (usually a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** Not relevant
- Criteria g)** The area is representative of Federation Queen Anne, Inter war California bungalow style houses and Inter war period residential flat buildings, including Federation Queen Anne style weatherboard houses dating from the earlier subdivisions.

**Integrity / Intactness:** The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

## References:

# Canterbury Heritage Inventory

SHI Number  
**1300455**  
Study Number

Item Name: **Melford Street Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/02/2017

Date Updated: 31/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300456**  
Study Number

**Item Name:** Melford Street North Heritage Conservation Area

**Location:** Melford Street, Hurlstone Park

**Address:** Melford Street  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:**  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The Melford Street North Heritage Conservation Area includes properties at Nos. 1-29 and 8-14 Melford Street;; and Nos. 10-16 Dunstaffenage Street.  
**Item Type:** Built  
**Group:** Urban Area  
**Category:** Other - Urban Area  
**Owner:** Private - Individual  
**Admin Codes:**  
**Code 2:**  
**Code 3:**  
**Current Use:** Residential and church  
**Former Uses:** Residential and church  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The Melford Street North Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions of Sophia Campbell's initial 1876 subdivision of Hurlstone Park, including: Bran's subdivision (DP3450), undated but clearly late 19th century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision); the Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8-14 Melford Street on the western side of Melford Street; An unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later re-subdivisions (including Nos. 10 to 16 Dunstaffenage Street). The area is of aesthetic significance for its mixed subdivision patterns, including long narrow lots and Wallace Lane indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings, the heritage-listed Uniting Church and Church Hall at 8 Melford Street.

Item Name: **Melford Street North Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

## Historical Notes Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

## Melford Street North Heritage Conservation Area History

The Melford Street North Heritage Conservation Area was developed from late 19th century and early 20th century subdivisions and re-subdivisions of Sophia Campbell's initial 1876 subdivision of Hurlstone Park, including:

- Bran's subdivision (DP3450), undated but clearly late 19th century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision);
- The Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8-14 Melford Street on the western side of Melford Street;
- An unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and
- Re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later re-subdivisions (including Nos. 10 to 16 Dunstaffenage Street).

## Themes: National Theme

4. Settlement

## State Theme

Towns, suburbs and village

## Local Theme

Development following opening of rail

# Canterbury Heritage Inventory

SHI Number  
**1300456**  
Study Number

Item Name: **Melford Street North Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

Designer:

Maker / Builder:

Year Started: 1880      Year Completed: 1920      Circa: Yes

**Physical Description:** The Melford Street North Heritage Conservation Area consists of small late 19th century and early 20th century houses on narrow lots, and a Uniting Church and hall. Federation Queen Anne and Inter war California Bungalow style houses are the predominant styles represented in the HCA. Original details visible in many of the houses include front verandahs with original detailing, original roof forms, face brickwork, and original timber-framed windows and timber paneled doors consistent with the periods and styles of houses.

**Physical Condition:** Varied

**Modification Dates:**

**Recommended Management:** The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

**Management:**

**Further Comments:**

**Criteria a)** The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions of Sophia Campbell's initial 1876 subdivision of Hurlstone Park, including: Bran's subdivision (DP3450), undated but clearly late 19th century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision); the Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8-14 Melford Street on the western side of Melford Street; An unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and re-subdivided lots on the western side of Dunstaffenege Street, initially subdivided 1881-1883, but developed following later re-subdivisions (including Nos. 10 to 16 Dunstaffenege Street).

**Criteria b)** Not relevant

# Canterbury Heritage Inventory

SHI Number  
**1300456**  
Study Number

Item Name: **Melford Street North Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

**Criteria c)** The area is of aesthetic significance for its mixed subdivision patterns, including long narrow lots and Wallace Lane indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings, the proposed Heritage Item at 8 Melford Street.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The area is representative of Federation Queen Anne and Inter war California Bungalow style houses, in addition to the Uniting Church that is included in the HCA.

**Integrity / Intactness:** The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance for the area.

## References:

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

**Listings:** Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

# *Canterbury Heritage Inventory*

SHI Number  
**1300456**  
Study Number

Item Name: **Melford Street North Heritage Conservation Area**

Location: **Melford Street, Hurlstone Park**

Data Entry:

Date First Entered: 02/02/2017

Date Updated: 31/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300457**  
Study Number

Item Name: **Tennent Parade Heritage Conservation Area**

Location: **Tennent Parade, Hurlstone Park**

**Address:** Tennent Parade  
**Suburb / Nearest Town:** Hurlstone Park 2193  
**Local Govt Area:** Canterbury  
**State:** NSW  
**Other/Former Names:**  
**Area/Group/Complex:**  
**Aboriginal Area:**  
**Curtilage/Boundary:** The Tennent Parade Heritage Conservation Area covers the properties at Nos. 16 to 30 Tennent Parade.  
**Item Type:** Built  
**Group:** Urban Area  
**Category:** Other - Urban Area  
**Owner:** Private - Individual  
**Admin Codes:**  
**Current Use:** Residential  
**Former Uses:** Residential  
**Assessed Significance:** Local  
**Endorsed Significance:**

**Statement of Significance:** The Tennent Parade Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from the Jeffrey's Estate 9th subdivision offered for sale on 19th May 1917 (DP8865) with housing styles that reflect this history and period of development. The area is of aesthetic significance for its consistent group of predominantly Inter-war California Bungalow style houses (Nos. 18 to 30 Tennent Parade), and one Federation Queen Anne style house (No. 16), mostly set high above street level overlooking parkland along the Cooks River to the east. The house designs reflect the topography with tall sandstone undercrofts that is a distinctive form within the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid

**Item Name:** Tennent Parade Heritage Conservation Area

**Location:** Tennent Parade, Hurlstone Park

1800s" (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Tennent Parade Heritage Conservation Area History

The Tennent Parade Heritage Conservation Area was developed following the Jeffrey's Estate 9th subdivision offered for sale on 19th May 1917. Of the eight houses within the area, only No. 16 is Federation Queen Anne in style, so clearly built first, while the remaining houses are Inter-war California Bungalow in style and therefore built in the 1920s.

**Themes:** National Theme

State Theme

Local Theme

4. Settlement

Towns, suburbs and village

Development following opening of rail

**Designer:**

**Maker / Builder:**

**Year Started:** 1917

**Year Completed:** 1930

**Circa:** Yes

**Physical Description:** The Tennent Parade Heritage Conservation Area consists of detached face brick single storey Inter war California bungalow and Federation Queen Anne style housing with sandstone undercrofts. Original details visible in many of the houses include front verandahs with original detailing, original roof forms, face brickwork, and original timber-framed windows and timber paneled doors consistent with the periods and styles of houses.

**Physical Condition:** Varied



# Canterbury Heritage Inventory

SHI Number  
**1300457**  
Study Number

Item Name: **Tennent Parade Heritage Conservation Area**

Location: **Tennent Parade, Hurlstone Park**

## Modification Dates:

### Recommended Management:

The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.

### Management:

### Further Comments:

- Criteria a)** The area is of historical significance as an area developed from the Jeffrey's Estate 9th subdivision offered for sale on 19th May 1917 (DP8865) with housing styles that reflect this history and period of development.
- Criteria b)** Not relevant
- Criteria c)** The area is of aesthetic significance for its consistent group of predominantly Inter-war California Bungalow style houses (Nos. 18 to 30 Tennent Parade), and one Federation Queen Anne style house (No. 16), mostly set high above street level overlooking parkland along the Cook's River to the east. The house designs reflect the topography with tall sandstone undercrofts that is a distinctive form within the suburb.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** Not relevant
- Criteria g)** The area is representative of face brick single storey Inter war California bungalow and Federation Queen Anne style housing with sandstone undercrofts.

**Integrity / Intactness:** The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance for the area.

### References:

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

### Parcels:

# Canterbury Heritage Inventory

SHI Number  
**1300457**  
Study Number

Item Name: **Tennent Parade Heritage Conservation Area**

Location: **Tennent Parade, Hurlstone Park**

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title:

Number:

Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 02/02/2017

Date Updated: 31/03/2017

Status: Basic

## **Attachment 4**

### **Council Report and Resolution of 18 April 2017**

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## Planning Matters - 18 April 2017

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### **ITEM 5.1                      Hurlstone Park Heritage Assessment Study Implementation**

**AUTHOR                      Planning**

#### **ISSUE**

This report seeks Council's approval to exhibit a planning proposal listing various heritage items and heritage conservation areas in Hurlstone Park. It also recommends exhibition of draft amended heritage DCP controls, revised building height and zoning controls, and other measures to support the making of heritage controls in Hurlstone Park.

#### **RECOMMENDATION      That -**

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1. The planning proposal be submitted to the Department of Planning and Environment for a revised Gateway Determination as outlined in the report.
2. Upon receiving a revised gateway determination, the planning proposal be placed on public exhibition.
3. Draft amendments to Chapter B8 Heritage of the Canterbury Development Control Plan 2012 also be exhibited once a revised Gateway Determination is received.
4. Canterbury-Bankstown Interim Heritage Order No. 1 applying to properties in Hurlstone Park continue to remain in force.
5. Council make an Order to be published in the Government Gazette under section 57(3) of the Heritage Act, 1977 to grant exemption from the need to obtain approval under section 60 of the Heritage Act, 1977; in relation to Canterbury-Bankstown Interim Heritage Order No. 1, as outlined in this report.
6. The General Manager be given delegated authority to make minor amendments to the Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, and to the mapping and wording of the Development Control Plan controls as required.
7. The making of an application process for the carrying out of minor works to heritage items, within a heritage conservation area, or to other identified places of heritage significance be endorsed.
8. A further report be submitted to Council following the conclusion of the public exhibition period.



## BACKGROUND

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Hurlstone Park is one of the oldest established suburbs in the Canterbury-Bankstown Council area. It developed as a suburban area after the railway station opened there in 1895, on the then new railway line between Sydenham and Belmore.

Hurlstone Park contains many quality examples of Federation (1890-1915) and Inter-War (1915-1940) period buildings arising from its original suburban development. However, only a relatively small number of these buildings are protected by existing heritage controls contained in the Canterbury Local Environmental Plan (CLEP) 2012.

In 2015 the NSW Department of Planning and Environment released the draft Sydenham to Bankstown Urban Renewal Corridor Strategy (Corridor Strategy). The strategy proposed significant increases in density around the railway stations within the corridor, including Hurlstone Park.

The former Canterbury Council considered the implications of this strategy in a report to the Council meeting on 25 February 2016. Because of concerns relating to the impact the Corridor Strategy would have on the heritage of Hurlstone Park, Council resolved that:

*The Department of Planning and Environment be advised that the existing heritage items in Belmore are to be retained, and that increases in density proposed for Hurlstone Park are not supported until a study has been undertaken of the Heritage Conservation Area potential of Hurlstone Park.*

A specialist heritage consultant Paul Davies Pty Ltd (Paul Davies) was appointed to prepare a Heritage Assessment Study of Hurlstone Park in May 2016.

This study was completed then reported to Council on 27 September 2016. Council resolved as follows:

1. *Stage 1 of the Hurlstone Park Heritage Assessment Study is endorsed, noting that community consultation will occur as part of the exhibition of the planning proposal.*
2. *Stages 2 and 3 of the Hurlstone Park Heritage Assessment Study involving preparation of inventory sheets, consultation strategy and Development Control Plan controls be undertaken.*
3. *A planning proposal be prepared for the listing of the identified heritage items and heritage conservation areas in Hurlstone Park, and submitted to the Department of Planning and Environment under Section 56 of the EPA Act for a gateway determination.*
4. *A report be submitted to Council prior to public exhibition of the planning proposal.*
5. *Council make Interim Heritage Orders (IHOs) in accordance with Section 25 of the Heritage Act 1977 for the potential heritage items identified by the Hurlstone Park Heritage Assessment Study and listed in Attachment B.*

All of the required work identified in this resolution has now been undertaken. Accordingly it is now possible to embark on the public exhibition of the planning proposal and draft development control plan (DCP) amendments, subject to Council endorsement.



## REPORT

This report outlines the further work that has been undertaken in regard to the Council resolution of 27 September 2016, and the proposed implementation process to follow.

### Review of potential heritage items (Stage 2 work)

Stage 1 of the Hurlstone Park Heritage Assessment Study anticipated that there would be a further investigative review of the potential heritage items that were identified.

This was referred to as Stage 2 of this project. As part of this work, State Heritage Inventory (SHI) forms were also to be prepared. These forms give a detailed description of the listing, a statement of heritage significance for the property, and the reasons for the listing.

Paul Davies was engaged to carry out this work and commenced Stage 2 in November 2016. The work is now complete. As part of this work, Paul Davies has prepared a report justifying the conclusions that were reached as part of the review process. A copy of this report is attached, along with copies of the SHI forms for each item or Heritage Conservation Area (HCA) proposed for listing. These forms are part of the Stage 2 report, but for the purposes of convenience have been split into separate attachments.

The recommendations for the potential heritage items are outlined in the table below.

No.	Potential item(s) – all subject to an Interim Heritage Order except where otherwise noted	Address	Recommended for listing
1	Weatherboard cottage	40 Acton Street	No – but identified in a potential HCA
2	Inter war School buildings "Edgeware Special School" <b>Note:</b> Not subject to Interim Heritage Order due to State Government ownership.	6-20 Burnett Street	Yes
3	Federation weatherboard house	4 Canberra Street	No – but identified in a potential HCA
4	Pair of Federation houses	22 and 24 Canterton Street	No – but identified in a potential HCA
5	Weatherboard cottage	49 Church Street	No
6	Pair of Federation Period shops with original shopfronts ( <b>Note:</b> Court appeal on these properties due to IHO)	13 and 15 Crinan Street	No – but identified in a potential HCA
7	Group of late Victorian and Federation houses	66, 68, 70, 72, 76 and 78 Crinan Street	Yes
8	Former corner shop	81 Crinan Street	No
9	Federation house "Stratford"	96 Crinan Street	Yes
10	Victorian weatherboard house	101 Crinan Street	Yes
11	Group of Federation houses	38, 40, 42, 44 and 46 Dunstaffnage Street	No – but identified in a potential HCA



No.	Potential item(s) – all subject to an Interim Heritage Order except where otherwise noted	Address	Recommended for listing
12	Pair of Federation houses	27 and 29 Duntroon Street	27 Duntroon Street – Yes 29 Duntroon Street – No
13	Pair of Federation semi detached houses	37 and 39 Duntroon Street	Yes
14	Pair of Federation houses	44 and 46 Duntroon Street	No – but identified in a potential HCA
15	Federation house	58-60 Duntroon Street	No – but identified in a potential HCA
16	Pair of Federation houses	82 and 84 Duntroon Street	No – but identified in a potential HCA
17	Victorian house	90 Duntroon Street	Yes
18	Victorian house	92 Duntroon Street	Yes
19	Federation house	109 Duntroon Street	No – but identified in a potential HCA
20	Federation house	113 Duntroon Street	No – but identified in a potential HCA
21	Federation house	128 Duntroon Street	Yes
22	Federation Urban Park	2C and 2D Euston Road	Yes
23	Federation house	29 Fernhill Street	Yes
24	Federation house	31 Fernhill Street	Yes
25	Federation building “Electricity Substation 57” <b>Note:</b> Not subject to Interim Heritage Order because is in State Government ownership.	12 Floss Street	Yes
26	Federation house (Former Station Master’s Residence)	44-46 Floss Street	Yes
27	Federation house “Dalraida”	79 Floss Street	Yes
28	Victorian house “Ellesmere”	42 Garnet Street	Yes
29	Former Children’s Home	50 Garnet Street	No
30	Quarry faces	76-80 Garnet Street	Yes
31	Pair of Federation semi detached houses	15 and 17 Gower Street	Yes
32	Inter War House	21 Kilbride Street	Yes
33	Federation and Inter War Church buildings “Hurlstone Park Uniting Church”	8 Melford Street	Yes
34	Federation House “Fern Hill”	104 Melford Street	Yes
35	Federation and Inter War Church Buildings and exterior of child care centre east of the	648-668 New Canterbury Road	Yes



No.	Potential item(s) – all subject to an Interim Heritage Order except where otherwise noted	Address	Recommended for listing
	existing church "St Stephanos Greek Orthodox Church"		

A map showing the changes proposed is attached.

In summary, of the 51 properties originally proposed for heritage listing, 29 are recommended to proceed and the other 22 were not recommended to proceed for listing.

However of the 22 properties not proposed for listing, the majority of these (19) fall within proposed heritage conservation areas. The proposed HCA controls will ensure these properties are afforded protection to their external form including prevention of demolition. The remaining three properties will not have any heritage status.

The Stage 2 report also makes further recommendations regarding Items 22, 26 and 35, as summarized below.

For item 22 "Euston Reserve", it is proposed to add an area of road that has been closed and is part of the reserve, and also an Ausgrid electricity substation site that is within the reserve (2D Euston Road). Ausgrid will be notified as part of the exhibition of the planning proposal.

For item 26 (44-46 Floss Street) the original listing comprised 46 Floss Street only. 44 Floss Street is within the same ownership as 46 Floss Street, and contains the driveway to this property. As 44 Floss Street is an integral part of the property, it is proposed to add this to the heritage listing.

In relation to item 35 "St Stephanos Greek Orthodox Church" the consultants have recommended that the Inter War building on the site east of the existing church that contains a child care centre also be listed. This building was constructed in 1928 and is a locally rare example of the Romanesque style. This listing only applies to the exterior, the interior has been heavily altered.

#### **Draft Heritage Conservation Areas**

Seven Heritage Conservation Areas were also proposed in the Stage 1 report. These are as follows:

- Crinan Street shops HCA
- Duntroon Street HCA
- Floss Street HCA
- Hampden Street HCA
- Melford Street HCA
- Melford Street North HCA
- Tennent Parade HCA

Analysis of the proposed HCAs occurred as part of the Stage 1 report. These are proposed to proceed for formal listing, with the boundaries of these areas also remaining unchanged from those previously proposed. Maps showing the location of these areas are included in the draft DCP controls.



### **Planning Proposal**

To give the proposed heritage items and HCAs statutory protection, it is necessary to list them in Schedule 5 of Canterbury Local Environmental Plan (CLEP) 2012. This requires going through the planning proposal process. Council resolved on 27 September 2016 to commence this process.

A planning proposal to list the proposed heritage items and HCAs in Schedule 5 of CLEP 2012 was prepared, and submitted to the Department of Environment and Planning on 7 November 2016. The planning proposal also noted that the proposed items and heritage conservation areas (HCAs) were still under review and that the final listings might change prior to exhibition. A copy of the planning proposal is attached.

A Gateway Determination to enable exhibition of the planning proposal was granted by the Department on 14 December 2016. This was conditional on:

1. Consistency with the Stage 2 work of the Hurlstone Park Heritage Assessment Study, entailing the review of potential items and preparation of inventory sheets identified in Stage 1.
2. Updating the planning proposal to demonstrate consistency with the draft District Plan for the South Region. (Note: The draft District Plan was released after the planning proposal was submitted to the Department of Environment and Planning, hence the need for updating).
3. Inclusion of current and proposed LEP maps (finalisation of this work was contingent on the review of potential items being completed).

There are no objections to the Gateway Determination conditions.

In relation to the planning proposal it is also recommended that Council make two amendments to zoning and height controls relevant to the proposed Heritage Conservations Areas.

Most of the proposed Heritage Conservation Areas within Hurlstone Park are zoned R3 Medium Density Residential. This is with exception of a small area of R4 High Density Residential zoned land at the southern corner of Marcia Street and Duntroon Street within the Hampden Street HCA; and some commercial areas that are zoned B2 Local Centre the Crinan Street shops HCA and part of the Floss Street HCA. There is also some open space zoned RE1 Public Recreation within these areas.

It is proposed to rezone all of the R3 Medium Density Residential and R4 High Density Residential zoned land in the HCAs to R2 Low Density Residential.

The reason for this is that the R3 and R4 zones, as is implied in their name, allows for medium density housing forms such as multi dwelling housing (town houses and villas) and attached dwellings in the case of R3 zone, and higher density housing forms such as residential flat buildings in the R4 zone. This form of development is inconsistent with the prevailing residential character of these conservation areas, which predominantly comprise single dwelling houses.



In the Ashbury HCA, this approach to zoning was undertaken when the conservation area came into effect. The previous R3 equivalent zone was made an R2 zone to prevent inappropriate development forms being permitted. Adopting a similar approach to the R3 and R4 zones in the proposed Hurlstone Park HCAs will also ensure consistency occurs.

The other amendment proposed relates to the B2 Local Centre zones within the proposed HCAs, comprising most of the commercial area around Hurlstone Park station. While this zoning is appropriate for the conservation areas it is in, the current height control of 14 metres is not in keeping with the scale and form of development envisaged for these areas.

The prevailing height of buildings in these areas is generally 1-2 storeys. A 14 metre height limit will allow up to 4 storey development, which is incompatible in scale with these buildings, particularly if upper level extensions are proposed to existing shops.

It is recommended that the height limit be reduced to 11 metres. This will allow three storey development, which is of a scale that can be integrated into the existing built form of the areas involved.

To effect these amendments, the Department of Planning and Environment would need to issue a revised Gateway Determination. It is therefore recommended that Council seek approval from the Department for these changes to be made to the planning proposal.

It is recommended to enable statutory protection of identified potential heritage items and HCAs in Hurlstone Park, that the planning proposal be publicly exhibited once the changes outlined have been made, and a revised gateway determination issued.

#### **Consultation Strategy (Stage 3 work)**

Because of the large number of proposed heritage listings in Hurlstone Park, it is important for Council to have a well considered consultation strategy.

So far the consultation process has involved the following:

- Advising all property owners in Hurlstone Park of the report going to the 27 September 2016 meeting.
- Advising all property owners in Hurlstone Park of the outcomes of the 27 September 2016 meeting.
- Advising owners who had an Interim Heritage Order placed on their properties.
- Placing the Hurlstone Park Heritage Assessment Study on the Council website.
- Meetings with affected owners at their request.

There has been a range of responses both in support and opposition to some listings/Interim Heritage Order, and a Land and Environment Court appeal against two properties subject to the IHO (this will be discussed further in this report). However despite the widespread nature of the existing consultation, only a relatively small number of residents have contacted Council about the heritage related issues.



The consultation strategy is outlined below.

1. The planning proposal and amended DCP controls is intended to be exhibited in May-June 2017 (subject to revised gateway determination). It is proposed to have an exhibition period of 4-5 weeks. The original planning proposal contemplated a 6 week exhibition period. After consultation with the Hurlstone Park Association, it is considered that a 4-5 period is more appropriate. The Gateway Determination also only requires a 28 day period.
2. All property owners in Hurlstone Park will be advised in writing of the exhibition of the planning proposal. These letters will be specifically customised into the following groupings:
  - Owners of a property that is proposed for heritage listing.
  - Owners of a property that was initially proposed for heritage listing but that is no longer proceeding.
  - Owners of a property that is proposed for inclusion in a heritage conservation area.
  - All other property owners in Hurlstone Park.
3. Owners of a property that is proposed for heritage listing will also be sent a copy of the relevant State Heritage Inventory (SHI) form which gives the reason for listing. The original planning proposal contemplated also sending a copy of the area character statement for listing (which would apply to HCAs). After considering the logistics of this, it is proposed instead to provide a website link to this information in the exhibition letter to be sent out.
4. The planning proposal and draft amended DCP controls will be placed in the "Have Your Say" section of the Council website. All information relating to the planning proposal including supporting documentation will also be made available on-line and at the two Council customer service centres.
5. The planning proposal and draft amended DCP controls will be advertised in the Council column of local newspapers.
6. A poster advertising the exhibition will be placed in prominent community locations in Hurlstone Park including the Council Community Information board.
7. Three drop in sessions are proposed to be held in the local area during the exhibition period at the following indicative times:
  - A Saturday morning between 10am-12pm (to be held outdoors in the vicinity of the station and shopping centre car park)
  - A Monday afternoon between 4pm-6pm (at the Immanuel Community Church at 67 Duntroon Street, Hurlstone Park near the station)
  - A Thursday lunch time between 11am-1pm (to be held outdoors in the vicinity of the station and shopping centre car park)
8. The opportunity for affected owners to directly meet with the consultant and/or staff if necessary.



### **Interim Heritage Orders**

The Council resolution of 27 September 2016 required the making of Interim Heritage Orders (IHOs) under Section 25 of the Heritage Act 1977, for potential heritage items identified in the Hurlstone Park Heritage Assessment Study.

Shortly prior to the September 2016 Council meeting three properties in Hurlstone Park had been demolished that contributed to the heritage character of the area. An IHO provides temporary protection to prevent harm occurring to a property that has been identified as having heritage significance, but is not currently protected.

The process for the making of an IHO in relation to the potential heritage items was undertaken immediately after the Council resolution of 27 September 2016, with Canterbury-Bankstown Interim Heritage Order No. 1 (IHO 1) coming into effect on 30 September 2016. The order was made over 49 properties. During the implementation process it was found that Council did not have the delegation to impose IHOs on properties owned by the NSW Government. Accordingly two potential heritage items, Edgware Special School at 6-20 Burnett Street, and Electricity Substation 57 at 12 Floss Street, were unable to be included. These properties were not under threat and are still intact.

An IHO provides an initial period of protection for a six month period. A further six month period can be granted if Council has made a resolution to place the item on the heritage schedule of a local environmental plan. As Council already had made a resolution to this effect at the 27 September 2016 meeting, the IHO is in effect for 12 months.

Legal advice obtained by Council indicates that the current IHO (IHO 1) should remain for the full 12 month period or until the LEP listing the heritage items is gazetted. The reason for this is that once an IHO is removed, there is no protection available to the potential heritage items. The remaining assessment process still includes exhibition of the planning proposal, and the IHO will allow protection to occur in the event new information comes to light through the exhibition process which might alter future recommendations.

Also in relation to the IHO, a Land and Environment Court appeal was lodged against the imposition of the IHO on two properties at 13 and 15 Crinan Street. This appeal has not yet been heard by the Court. A conciliation conference was held at the site on 8 March 2017, and a hearing date has been set down for 21 June 2017.

As part of this appeal the appellant provided a heritage report on these two properties. Paul Davies has reviewed this report as part of the Stage 2 work. The Stage 2 report recommends that these two properties not proceed for further heritage listing. The two properties are, however, proposed as part of the Crinan Street Shops HCA and will be afforded protection through inclusion in this HCA.

### **Exemptions for Minor Works**

An issue that has arisen through Council dealing with the practical application of the IHO is the consent requirements it entails.



Section 57(1) of the Heritage Act requires in effect that all works proposed for an IHO listed property need consent under section 60 of this Act. This includes minor works such as repairs, painting, maintenance, and restoration. In addition the Heritage Act also stipulates that the consent requirements of any other legislation also apply. This has been confirmed by legal advice obtained by Council.

For relatively minor works this can be an onerous imposition on an applicant. However section 57(3) of the Heritage Act allows for Council to grant exemptions from section 57(1) requirements. Section 57(3) is quoted below:

*A council may, by order published in the Gazette, grant an exemption from subsection (1) or such of the provisions of that subsection as are specified in the order in respect of the engaging in or carrying out of such activity or class of activities by such person or class of persons in such circumstances as may be so specified. Such an exemption has effect only in respect of an interim heritage order made by the council concerned.*

Legal advice obtained indicates Council should utilise this provision and publish an order in the Government Gazette that grants exemptions for minor works. This will make the assessment process much easier for applicants and Council. It is proposed to use the Standard Exemptions prepared by the Heritage Council for this purpose. A copy of these exemptions is attached, along with some suggested wording for the order. This wording may undergo modification after final legal review has occurred prior to publication.

#### **Amendment to Canterbury Development Control Plan 2012 (Stage 3 work)**

Chapter B8 of Canterbury Development Control Plan (CDCP) 2012 contains controls for heritage that apply in the former Canterbury City area.

This chapter of the DCP is divided into four parts:

1. General Objectives
2. Analysis and Documentation
3. Design Principles
4. Ashbury Heritage Conservation Area

Draft revised controls have been prepared encompassing the first three sections of this DCP (albeit with different section headings), and a set of new controls specifically for Hurlstone Park. The controls for Ashbury Heritage Conservation Area at this stage will remain unchanged.

A newly revised chapter B8 is attached to this report (excluding the existing Ashbury controls).

The main changes from the current controls are listed as follows:

1. The scope of this chapter has been widened to include:
  - Draft heritage Items, draft Archaeological Sites, draft Aboriginal Heritage Sites and draft Heritage Conservation Areas that are included in a planning proposal that has been publicly exhibited.
  - Properties included in an interim heritage order.
  - Properties included in a State Government Heritage Register under section 170 of the Heritage Act, 1977.



This change will mean this section of the DCP encompasses all of the different scenarios where a heritage assessment is applicable.

2. The deletion of an existing objective – *to ensure that the location of garages and carports do not detract from heritage significance*. This objective was considered to be far too specific and already sufficiently covered by existing DCP controls.
3. Inclusion of general information about heritage resources to assist applicants.
4. A far more comprehensive and specific set of controls is now proposed to generally apply to heritage items in Canterbury. These will cover the following areas or building types:
  - External form and setting.
  - Interior elements.
  - Roofs, dormers, chimneys, and skylights.
  - Verandahs, porches, and balconies.
  - Driveways, garages and carports.
  - Fences.
  - Landscape elements.
  - Outbuildings.
  - Windows and Doors.
  - Building materials, finishes and colour.
  - Retail and commercial buildings.
  - Apartments and residential flat buildings.
  - Adaptive Reuse.
  - Subdivision and lot consolidation.
  - Demolition.
5. A new set of controls for the seven proposed Hurlstone Park HCAs have been developed. These controls also cover the areas or building types outlined in Point 4 above. In addition there have been comprehensive Area Character Statements developed for each of the draft HCAs. These provide more specific guidance as to the type of development Council is seeking in the draft HCAs, based on maintaining the elements and form that make up the existing original character.

The revised general controls for heritage items will apply to all such items within the former Canterbury LGA, and not just existing or newly proposed listed properties in Hurlstone Park.

It is noted that the existing controls for the Ashbury Heritage Conservation Area do not follow the same format as the draft Hurlstone Park HCA controls. There are differences in the way that buildings are ranked, and the Ashbury controls do not utilize the more specific Area Character Statements developed for Hurlstone Park. The Ashbury controls were also originally developed over 10 years ago, and are in need of a more comprehensive review.

It is considered that the Ashbury controls should be revised to make them more compatible with the draft Hurlstone Park HCA controls. This work will be the subject of a future report to Council.



Also noted is that the current Bankstown Development Control Plan 2015 has no specific controls for heritage listed properties within the former Bankstown City area. It is proposed that the draft DCP controls developed as part of the Hurlstone Park work will form the basis of a similar set of heritage controls for the Bankstown DCP. This will be the subject of a future report to Council. One significant exception is that there are no HCAs in the former Bankstown, so the controls relating to these will not need to be included.

#### **Minor Works Application**

Generally speaking, most forms of development relating to a heritage item or within a HCA requires the consent of Council. However subclause 5.10 (3) of CLEP 2012 allows for the waiving of development consent for works relating to a heritage item or within a HCA in certain circumstances. Of particular note is 5.10 (3) (a) which reads as follows:

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

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

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

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

The development referred to here are commonly known as minor works. Specifically such works may include repainting, repairs, minor internal building alterations such a bathroom and kitchen renovations of non original fabric, skylights and the like.

Many Councils have a specific minor works application process that sets out the information requirements and types of works that typically fit the minor works category.

Canterbury-Bankstown however does not have a minor works process. It is considered that Council could considerably benefit from having this as it would provide clarity to applicants and home owners about what comprises minor works, and also simplify the process in respect of gaining permission for low impact types of development.

It is recommended that Council implement the making of such a process including preparation of an application form as part of the heritage initiatives proposed within this report.

#### **Other heritage Incentives**

Currently there is a range of other heritage incentives that apply in both the former Bankstown and Canterbury Councils. These include a heritage grant fund (Bankstown); and a partial rate rebate and a waiving of development application fees for residential properties (Canterbury).



It is proposed that a report on heritage incentives be presented to the Council meeting on 23 May 2017. It will present options to enable streamlining of the current situation regarding incentives so that a common approach can occur. This timing will mean that Hurlstone Park residents who may benefit from such incentives can be made aware of them during the public exhibition process.

### **Conclusion**

The proposed introduction of comprehensive heritage controls for Hurlstone Park is outlined in this report. As can be seen, there are a number of elements involved that require consideration.

In respect of these elements, in summary this report seeks Council's approval to:

- Seek a revised gateway determination from the Department of Planning and Environment to make changes to planning and zoning controls to the planning proposal.
- Exhibit the planning proposal once it has been given a revised gateway determination.
- Exhibit at the same time the draft amended Chapter B8 Heritage of Canterbury Development Control Plan 2012 that provide new heritage controls to support the planning proposal.
- Endorse the making of an exemption for the need to gain approval under the Heritage Act, 1977 for certain works in relation to Canterbury- Bankstown Interim Heritage Order No.1.
- Endorse a community consultation strategy in respect of the exhibition of the planning proposal and associated development control provisions.
- Endorse a minor works application process applying to heritage items or works within a heritage conservation area, or to other identified places of heritage significance.

A further report will be submitted to Council following the conclusion of the public exhibition period addressing any issues that have been raised.

### **POLICY IMPACT**

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There are no policy implications arising from this report.

### **FINANCIAL IMPACT OF RECOMMENDATIONS**

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There are no financial implications arising from this report.

### **RECOMMENDATION** That -

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1. The planning proposal be submitted to the Department of Planning and Environment for a revised Gateway Determination as outlined in the report.
2. Upon receiving a revised gateway determination, the planning proposal be placed on public exhibition.
3. Draft amendments to Chapter B8 Heritage of the Canterbury Development Control Plan 2012 also be exhibited once a revised Gateway Determination is received.

4. Canterbury-Bankstown Interim Heritage Order No. 1 applying to properties in Hurlstone Park continue to remain in force.
5. Council make an Order to be published in the Government Gazette under section 57(3) of the Heritage Act, 1977 to grant exemption from the need to obtain approval under section 60 of the Heritage Act, 1977; in relation to Canterbury-Bankstown Interim Heritage Order No. 1, as outlined in this report.
6. The General Manager be given delegated authority to make minor amendments to the Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, and to the mapping and wording of the Development Control Plan controls as required.
7. The making of an application process for the carrying out of minor works to heritage items, within a heritage conservation area, or to other identified places of heritage significance be endorsed.
8. A further report be submitted to Council following the conclusion of the public exhibition period.

## **ATTACHMENTS**

[Click here for attachments](#)

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- A. Map showing recommended heritage items
- B. Stage 2 report - SHI inventory sheets separately attached.
- C. Heritage Item SHI Inventory forms
- D. HCA SHI Inventory forms
- E. Planning Proposal (subject to revision) and Gateway Determination
- F. Proposed IHO Exemptions
- G. Draft Part B8 Heritage DCP controls



**NEW CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE  
ORDINARY MEETING OF COUNCIL  
HELD IN COUNCIL CHAMBERS  
ON 18 APRIL 2017**

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**SECTION 5: PLANNING MATTERS**

**ITEM 5.1 HURLSTONE PARK HERITAGE ASSESSMENT STUDY IMPLEMENTATION  
(388) MOVED AND RESOLVED BY THE ADMINISTRATOR**

That

1. The planning proposal be submitted to the Department of Planning and Environment for a revised Gateway Determination as outlined in the report.
2. Upon receiving a revised gateway determination, the planning proposal be placed on public exhibition.
3. Draft amendments to Chapter B8 Heritage of the Canterbury Development Control Plan 2012 also be exhibited once a revised Gateway Determination is received.
4. Canterbury-Bankstown Interim Heritage Order No. 1 applying to properties in Hurlstone Park continue to remain in force.
5. Council make an Order to be published in the Government Gazette under section 57(3) of the Heritage Act, 1977 to grant exemption from the need to obtain approval under section 60 of the Heritage Act, 1977; in relation to Canterbury-Bankstown Interim Heritage Order No. 1, as outlined in this report.
6. The General Manager be given delegated authority to make minor amendments to the Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, and to the mapping and wording of the Development Control Plan controls as required.
7. The making of an application process for the carrying out of minor works to heritage items, within a heritage conservation area, or to other identified places of heritage significance be endorsed.
8. A further report be submitted to Council following the conclusion of the public exhibition period.

**ITEM 5.2 SUBMISSION TO THE DRAFT EDUCATION AND CHILD CARE SEPP  
(389) MOVED AND RESOLVED BY THE ADMINISTRATOR**

That Council endorse the submission to the Draft Education and Child Care SEPP and supporting documents as outlined in this report.

---

## **Attachment 5**

### **Hurlstone Park Heritage & Urban Design Review**

The background of the cover features a dark blue diagonal band across the middle. Behind this band is a grayscale image of a city skyline with a grid of white lines overlaid, creating a sense of urban structure and depth.

# **Hurlstone Park**

## Heritage & Urban Design Review

Submitted to City of Canterbury-Bankstown Council

February 2019

## REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	05/02/2018	Draft 1	
		<b>Prepared by</b>	<b>Reviewed by</b>
		Alexandra Ribeny <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>
02	27/04/2018	Draft 2	
		<b>Prepared by</b>	<b>Reviewed by</b>
		Alexandra Ribeny <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>
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		<b>Prepared by</b>	<b>Reviewed by</b>
		Alexandra Ribeny <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>
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		<b>Prepared by</b>	<b>Reviewed by</b>
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		Alexandra Ribeny <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>
06	18/01/2019	Final Draft	
		<b>Prepared by</b>	<b>Reviewed by</b>
		Alexandra Ribeny <i>Heritage Consultant</i> Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>



Revision	Date Issued	Revision Description	
07	20/02/2019	Final	
		<b>Prepared by</b>	<b>Reviewed by</b>
		Alexandra Ribeny <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>
		Kerime Danis <i>Director - Heritage</i>	

#### Certification

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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## ABBREVIATIONS AND CONVENTIONS

Term	Refers to
Council	City of Canterbury Bankstown Council
HP HA Study	Hurlstone Park Heritage Assessment Study: Stages 1 & 2 (Paul Davies Pty Ltd, 2016-17)
Study area	The suburb of Hurlstone Park NSW 2193, with the exception of the area located to the north-west of Canterbury Road (Figure 2)
CBD	Central Business District
CPH	City Plan Heritage
CPSD	City Plan Strategy and Development
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
HCA	Heritage Conservation Area
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LGA	Local Government Area
Paul Davies	Paul Davies Pty Ltd
PP	Planning Proposal

## EXECUTIVE SUMMARY

This Heritage and Urban Design Review has been prepared by City Plan Heritage (CPH) and City Plan Strategy & Development for City of Canterbury Bankstown Council (Council) to address the key issues arising from the public consultation period following the exhibition of a Planning Proposal and draft Development Control Plan (DCP) amendment in June 2017.

The Planning Proposal and draft DCP amendment were developed from the *Hurlstone Park Heritage Assessment Study: Stages 1 & 2* (HP HA Study: Stages 1 & 2) undertaken by Paul Davies Pty Ltd (Paul Davies) in 2016-17 and which was subsequently endorsed by Council. The HA study proposed 29 heritage items, 7 Heritage Conservation Areas (HCA's) and zoning and height control changes for the suburb of Hurlstone Park.

Following exhibition of the Planning Proposal and draft DCP amendments, over 250 submissions were received from the Hurlstone Park community, which both supported and opposed various aspects. These generally concentrated on five key issues;

1. objections to proposed listings;
2. review of HCA boundaries;
3. an additional HCA south of the railway;
4. maximum building heights within commercial B2 zones; and
5. requests for heritage listings.

It was determined that an independent heritage review was required as a means of addressing these concerns incorporating, an Urban Design Review to address those concerns which related specifically to building height limits in the B2 zones.

This Heritage and Urban Design Review has made the following recommendations in relation to the five key issues, as raised in the submissions received by Council in response to the Hurlstone Park Planning Proposal and draft DCP amendments exhibited in June-July 2017:

### 1. Objections to proposed listings

In respect of objections to proposed listings it is recommended that:

- 66, 68, 70, 72, 76 and 78 Crinan Street: The Crinan Street group satisfies *Criteria c)* and *g)* for local heritage listing.
- 109 Duntroon Street: The existing contributory status of this property should be retained as it does not satisfy the criteria for listing.
- 128 Duntroon Street: The existing contributory status of this property should be retained. Unless historical research should demonstrate that the existing dwelling was purpose-built for a dairy, the site does not satisfy the criteria for listing,

In summary, CPH recommends that the Crinan Street group be progressed for heritage listing.

### 2. Review of HCA boundaries

In respect of the review of draft HCA boundaries, it is recommended that:

- Melford Street and Melford Street North HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Melford Street HCA (revised)' (Section 5.2);
- Duntroon Street and Hampden Street HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Duntroon Street HCA (revised)' (Section 5.3);
- Floss Street HCA be included with CPH recommended additions, to create a new 'Starkey Street HCA' (Section 5.4);
- Tennent Parade HCA retain its current boundaries (Section 5.5); and

- Crinan Street Shops HCA retain its current boundaries (Section 5.6), with the exception of 85-87 Duntroon Street, which is to be included in the newly proposed Duntroon Street HCA (revised).

In summary, CPH recommends that the revised HCA boundaries, as detailed in Section 5 of this report, be adopted so as to retain the uniquely cohesive architectural and historical character of Hurlstone Park.

### 3. New HCA south of the Railway line

In respect of the requests for a new HCA south of the railway, it is recommended that:

- A HCA be created south of the railway with the boundaries as depicted in Figure 22;
- The new HCA be named 'Railway Street HCA'; and
- That a new State Heritage Inventory (SHI) form and character statement be prepared.

### 4. Maximum building heights (in B2 Zones)

The following recommendations are made:

- Maximum building heights within the commercial B2 zones:
  - Implementing the recommendations made in this report;
  - Requiring setbacks in line with modelling outcomes (i.e. minimum 6 metres setback for western side shops and setting a setback line for the eastern side shops) for any new development above original envelopes. This is so that the original scale and parapets are not overwhelmed and the integrity and dominance of the existing traditional street wall is maintained;
  - Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views;
  - Requiring any new proposal which seeks to replace a non-heritage listed or uncharacteristic building to have a maximum 2 storey plus parapet street wall. Any development above should be setback from the street wall; and
  - Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing.
- That Development Control Plan controls specify the following in relation to building heights within the commercial (B2) zone to the north of the railway:
  - shopfronts along Crinan Street can accommodate one additional (third) storey only;
  - additions to shopfronts along Crinan Street should have appropriate setbacks as seen in Figures 34-38; and
  - additions to shopfronts along Crinan Street should comply with DCP controls similar to those contained in the Marrickville DCP 2011 provided in Appendix C of this report;
- That Development Control Plan controls specify the following in relation to maximum building heights within the commercial (B2) zone to the south of the railway:
  - The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38;
  - The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building;
  - The maximum height for 26 Floss Street (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss



Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics; and

- That Development Control Plan controls incorporate similar controls to those contained in the Marrickville DCP 2011, as contained in Appendix C of this report.

## **5. Requests for listings**

In respect of the requests for listings, it has been established, on the basis of further research that the following properties satisfy the relevant criteria for listing:

- Shop frontages at 28, 30 and 32-34 Floss Street
- Former Masonic Hall, 65-69 Duntroon Street

Further to the above, it is recommended that research be undertaken, so as to determine whether the following additional properties satisfy the relevant criteria for listing:

- Barton Avenue houses group (1, 3, 5, 6, 7, 8, 10 & 12)
- 3, 5 and 10 Wallace Avenue

## **6. Additional Recommendations**

The following additional recommendations are made in respect of the heritage values of Hurlstone Park and its properties therein:

- A Conservation Management Strategy be prepared for the proposed heritage item 'Worked quarry faces' at 76-80 Garnet Street in order to ensure that any future development at the site considers both its heritage values and proximity to the newly proposed Starkey Street HCA; and
- The status of the following properties be upgraded from non-contributory to contributory:
  - 49/51 Duntroon Street
  - 11A Dunstaffenage Street
  - 7 Canterton Street
  - 23, 35, 37 and 41 Fernhill Street

## **1. INTRODUCTION**

### **1.1. Background**

Following the release of the draft Sydenham to Bankstown Urban Renewal Corridor Strategy in late 2015, the City of Canterbury-Bankstown (Council) commissioned Paul Davies in May 2016 to prepare a Heritage Assessment (HA) Study for Hurlstone Park to assess the suburb's potential for identifying Heritage Conservation Areas (HCAs) and new heritage items.

Following Council's endorsement of the first HA Study (Paul Davies, May 2016) in September 2016 by Council, a second report was produced by Paul Davies in April 2017, which investigated more thoroughly the potential HCAs and heritage items which had been identified in the previous study. Following this, endorsements of the following were made by Council:

- 29 additional heritage items;
- 7 HCAs; and
- zoning and height control changes to support the desired future character of the HCAs.

These were incorporated into a Planning Proposal and draft DCP amendment, which were exhibited in June-July 2017. Over 250 submissions were subsequently received, both in opposition to and in favour of the proposed initiatives. These generally related to the following 5 key issues:

1. objections to proposed listings;
2. review of HCA boundaries;
3. new HCA south of the Railway line;
4. maximum building heights (in B2 Zones); and
5. requests for listings.

In response to public interest, Council engaged City Plan Heritage to undertake an independent Heritage Review of Hurlstone Park as a means of addressing these key issues. Additionally, City Plan Heritage in association with City Plan Strategy and Development also undertook an Urban Design Review to address the matter of maximum building heights within the commercial B2 zones. The outcomes of this review have been integrated into the present report for ease of reference.

### **1.2. Methodology**

#### **1.2.1. Stage 1 - Project Inception**

The initial stage of assessment involved review of the key issues (see Section 3), as raised in the submissions. These were generally categorised in accordance with 5 key issues, which were seen by council as reflecting collectively the breadth of concerns raised by the community.

#### **1.2.2. Stage 2 - Field Survey**

The second stage involved two days of on-site inspection (23-24 November 2017) undertaken by both City Plan Heritage and City Plan Strategy and Development. Key issues (Section 1.2) were addressed through visual inspection from street level only and photographically documented. So as to maintain the highest possible degree of objectivity, the HP HA Study: Stages 1 & 2 were not referred to in this phase. Additional survey work was also undertaken by City Plan Heritage on 15 January and 07 February 2018, so as to reassess areas identified and discussed at meetings with the Council's Spatial Planning Unit.

### **1.2.3. Stage 3 - Heritage and Urban Design Review**

#### **Heritage Review**

This stage involved preparation of the present Hurlstone Park Heritage and Urban Design Review report. This involved assessing the initial conclusions against the recommendations of the HP HA Study: Stages 1 and 2. This Heritage and Urban Design Review has been prepared in accordance with the Office of Environment and Heritage (OEH) Heritage Division publications Statements of Heritage Impact (2002) and Assessing Heritage Significance (2001); and is guided by the philosophy and processes included in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter).

#### **Urban Design Review**

This stage involved City Plan Strategy and Development inspecting the locality to understand the existing and potential built form character and scale. The existing strategic and statutory planning framework was considered to understand the centre's likely standing within the Sydney metropolitan area. This includes the Greater Sydney Region Plan, the South District Plan, the Sydenham to Bankstown Urban Renewal Strategy, as well as the Canterbury Local Environmental Plan 2012. The findings of CPH's Heritage Review were also considered, as were public submissions received by Canterbury Bankstown Council when it sought feedback from local stakeholders in relation to the Hurlstone Park Heritage Review.

### **1.3. Limitations**

- Additional historical research is beyond the scope of the present Heritage and Urban Design Review. Historical information is therefore limited to that which is contained within the Hurlstone Park Heritage Assessment Study: Stages 1 & 2 (HP HA Study: Stages 1 & 2). It is noted that at the time the Hurlstone Park HA Study was authored, local studies resources were unavailable, as the Campsie Library was closed for renovations.<sup>1</sup> Where it is determined that further historical research would enable a more accurate evaluation of heritage significance, this will be stated.
- Inspection of the relevant properties and HCAs was undertaken as a pedestrian survey only. More detailed inspection of exterior and interior fabric is beyond the scope of this report.
- Illustrative material, which has been included for the commercial B2 zones, is not to scale and is intended as a visual aid only.
- Building rankings used have been those developed by Paul Davies in the Hurlstone Park Heritage Assessment Study.

### **1.4. Author Identification & Acknowledgement**

The following report has been prepared by Alexandra Ribeny (Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has also reviewed and endorsed its content.

The urban design review section has been prepared by City Plan Strategy and Development, provided by Juliet Grant (Executive Director), Carlo Di Giulio (Associate Director) and Francisco Medina (Project Planner).

All photos were taken during the field surveys by CPH unless otherwise noted. City Plan Strategy and Development has provided urban design input, which has been integrated throughout.

CPH acknowledges Paul Davies' HP HA Study: Stages 1 & 2, which has formed the basis for the proposed heritage provisions under review in this document, and from which a large amount of historical and contextual information has been extracted.

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<sup>1</sup> Hurlstone Park Heritage Assessment Study: Part 1 (2016), Paul Davies Pty Ltd. p.3

The authors acknowledge the invaluable assistance and support provided by the Council's Heritage and Planning Officers including:

- Allan Shooter - Senior Urban Planner;
- Sally Charalambides - Heritage Advisor; and
- Mitchell Noble - Manager Spatial Planning.

## 2. THE AREA AND CONTEXT

### 2.1. Area Location

The study area is located within the suburb of Hurlstone Park and within the Local Government Area (LGA) of Canterbury-Bankstown Council. The suburb of Hurlstone Park is located approximately 9 kilometres west of the Sydney Central Business District (CBD) (Figure 1) and covers an area of approximately 1.1 km<sup>2</sup>. It lies between the suburbs of Ashfield, Ashbury, Canterbury, Earlwood, Marrickville, Dulwich Hill and Summer Hill.

The study area covers the whole of the suburb of Hurlstone Park, with the exception of the component which lies to the north-west of Canterbury Road which is within the Inner West Council (Figure 2). The boundaries of the study area consist of Church Street and Canterbury Road to the west, New Canterbury Road to the north, Garnet Street to the east and the Cooks River to the south.

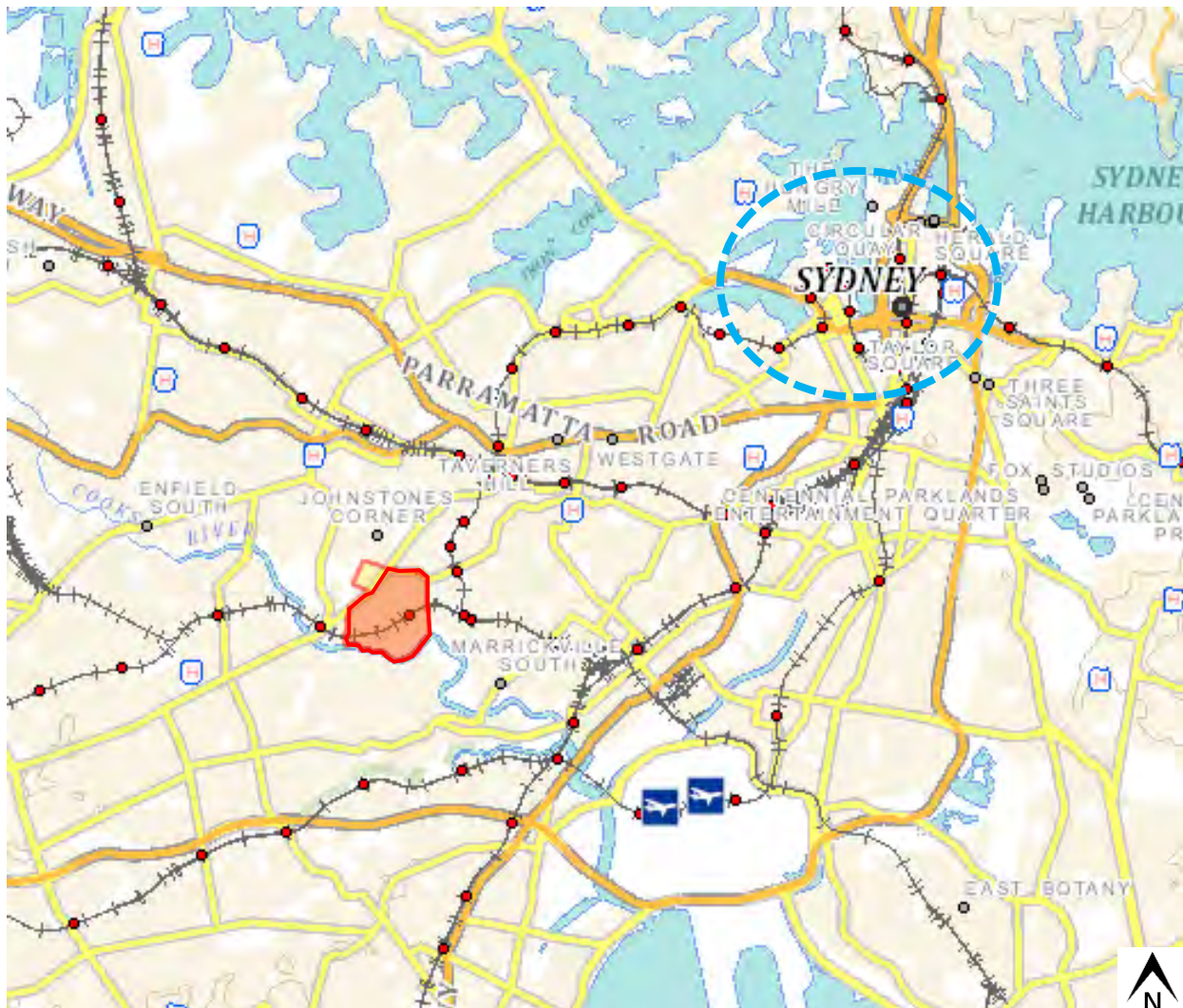


Figure 1: Location of study area (indicated in red) in relation to the Sydney CBD (indicated in blue) (Source: SIX Maps 2018)





Figure 2: Location of the study area (indicated in red) within the suburb of Hurlstone Park (indicated in yellow). Note: the area of Hurlstone Park which lies to the north-west of Canterbury Road and outside of Canterbury Bankstown Council is excluded from this review (Source: SIX Maps 2018)

## 2.2. Urban Context

Hurlstone Park consists of predominantly low-density residential development and a commercial centre on Crinan Street, immediately to the north of the railway corridor. Other facilities include 'Canterbury-Hurlstone Park RSL Club', the 'Edgeware School' and a number of churches, halls and community buildings.

To the north, Hurlstone Park meets New Canterbury Road, where commercial and high-rise residential development has been established. Upon entering Hurlstone Park a significant degree of architectural cohesivity can be observed; a legacy of the building boom between 1901 and 1915, which resulted in the erection of a large number of Federation-period dwellings (Figure 3). The Crinan Street commercial centre rises to the north-west of the Hurlstone Park railway station (Figure 5) and consists largely of intact Federation-period shopfronts (Figure 6) which sit within close proximity to the former Hurlstone Park Bowling Club (Figure 7). In the southern component of the suburb the land is characterised by Hawkesbury sandstone outcrops, which descend toward the Cooks River at its southern extent. Sandstone has been incorporated into the construction and landscaping of a number of dwellings which overlook Ewen Park and the Cooks River (Figure 8).



Hurlstone Park is historically significant as one of the earliest subdivisions in Canterbury Bankstown dating from the Miss Sophia Campbell's subdivision of Canterbury Estate in 1865. The existing urban context exactly reflects the original subdivision pattern following the distinct topography of the locality (Figure 9). This is most evident around the railway station with the views and vistas along Crinan Street from the station to the valley beyond where the land slopes and raises at the distance providing extensive views over the low-scale traditional shops. The street has a comprehensive uniformity with many intact low-rise houses in styles ranging from Victorian to Post-War periods, with the majority being from the Federation period. While the integrity of streets varies across the area, there is a high proportion of early buildings, which provide consistency at a level not evident elsewhere in the LGA. Comparative aerial maps of the area (1943 and 2018) clearly indicate the intact historic subdivision pattern and street alignments following the topography around the railway station. The intactness of the historic subdivision pattern is also evident.



*Figure 3: A cohesive streetscape of Federation and Inter-war style dwellings along Woodside Avenue, Hurlstone Park, which is one of many intact streetscapes across the area reflecting the dominant urban form and historic characteristics of the suburb.*





Figure 4: A sign recognises the importance of the Hurlstone Park (Former Fern Hill) Railway Station in the development of the modern suburb of Hurlstone Park (left) and the current Hurlstone Park railway station (right) (Source of photo at right: <https://www.dailytelegraph.com.au/newslocal/the-express/canterburybankstown-snaps-away/news-story>)



Figure 5: Crinan Street commercial centre consists of largely intact Federation-era shopfronts, view facing north showing clearly the land topography and the low-scale of the development with the traditional shops strip forming a two-storey street wall some with decorative and dominant parapets.





Figure 6: The Crinan Street commercial centre rises toward the Hurlstone Park railway station, view facing south. The two-storey street wall of the shopping strip is more evident in this view corridor that reflects the historic configuration of the area around the station with compatible and appropriately scaled infill development at the foreground.



Figure 7: The front gate of the Hurlstone Park Bowling Club (now demolished), located adjacent to the Crinan Street commercial centre





Figure 8: The southern border of Hurlstone Park consists of Hawkesbury sandstone outcrops which slope toward the Cooks River (left) and which have been integrated into the landscaping and construction of nearby houses (Source of photo at left: [https://commons.wikimedia.org/wiki/File:Cooks\\_river\\_Hurlstone\\_Park.jpg](https://commons.wikimedia.org/wiki/File:Cooks_river_Hurlstone_Park.jpg))



Figure 9: Comparison of 1943 aerial and the 2018 aerial of the area around the Hurlstone Park railway station shows the distinct and intact subdivision pattern that formed the orientation and scale of the urban context since 1865 (Source: SIXMaps 2018)

## **2.3. Heritage Context**

### **2.3.1. History**

The following brief thematic history of Hurlstone Park is extracted directly from the *Hurlstone Park Heritage Assessment Study*.<sup>2</sup>

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.

For a more comprehensive history of Hurlstone Park, reference should be made to the HP HA Study.

### **2.3.2. Heritage Status**

The study area contains 24 existing heritage items listed under Part 1 of Schedule 5 of the Canterbury Local Environmental Plan (LEP) 2012. It has no existing HCAs.

The exhibited PP and draft DCP amendment, developed from the HP HA Study: Stages 1 & 2, proposed an additional 29 heritage items and 7 Heritage Conservation Areas (HCAs) (see Figure 10).

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<sup>2</sup> Hurlstone Park Heritage Assessment Study: Part 1 (2016), Paul Davies Pty Ltd. p.3



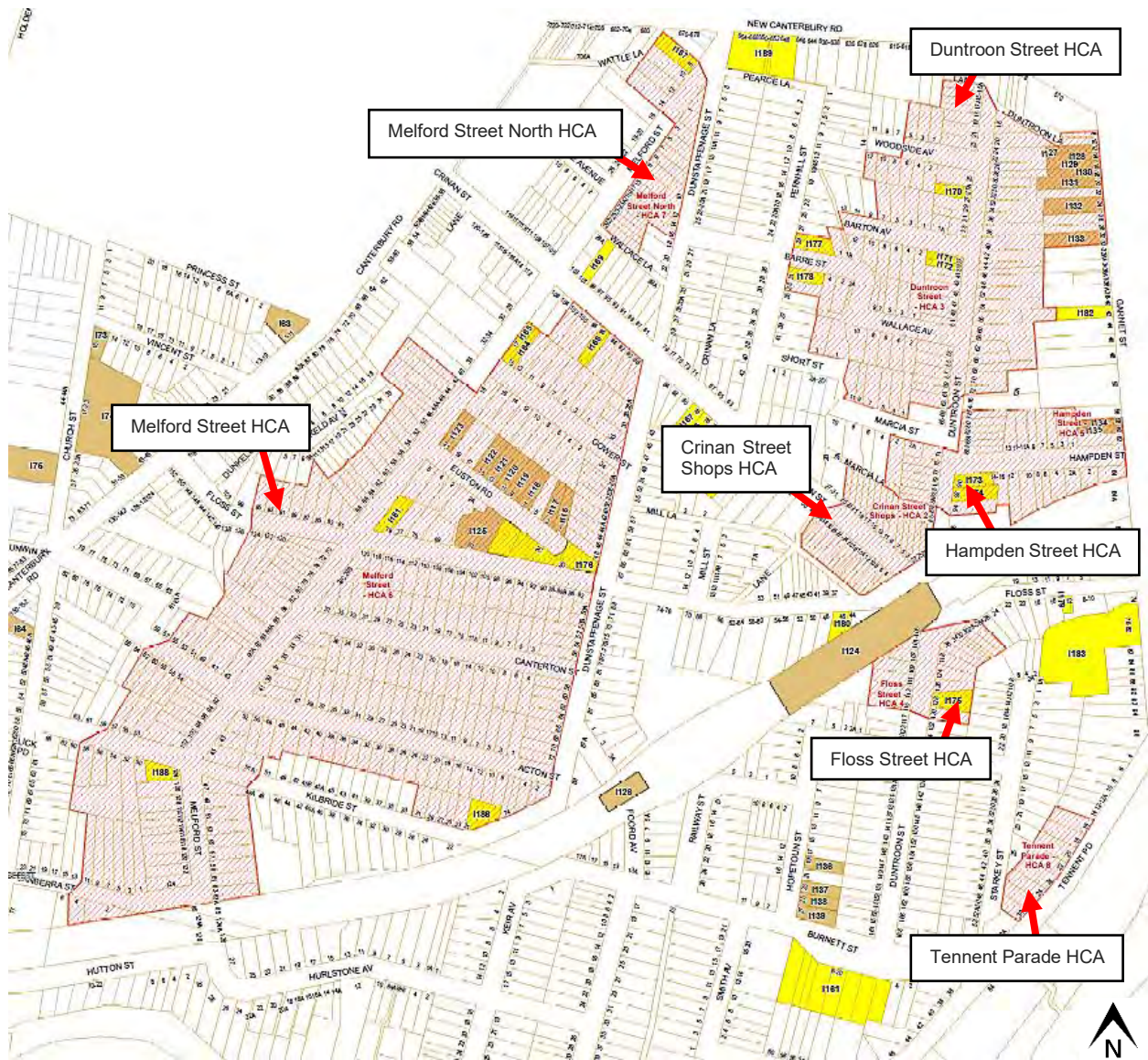


Figure 10: Map of proposed HCAs (indicated in red), existing heritage items (indicated in brown) and proposed heritage items (indicated in yellow) within Hurlstone Park (Canterbury Bankstown Council)



## 2.4. Strategic Planning Context

The existing strategic planning context was considered to ensure any urban design advice is consistent with metropolitan, district and/or local patterns of development. Given the study area is small relative to the Sydney metropolitan area, the review of the planning context was tailored accordingly.

### 2.4.1. Greater Sydney Region Plan (GSRP)

The NSW Government released the Greater Sydney Region Plan - A Metropolis of Three Cities (GSRP) in March 2018. The purpose of the plan is to establish the strategic direction for planning across metropolitan Sydney. The GSRP replaces 'A Plan for Growing Sydney' (2014). Recent amendments to the Environmental Planning & Assessment Act, 1979 give statutory weight to this plan by requiring its implementation through Local Environmental Plans (LEPs).

According to the GSRP, Hurlstone Park is located within the South District. As indicated in the following extract of the GSRP, Hurlstone Park is adjacent to the committed Sydenham to Bankstown metro line and is nominated for 'Transit Oriented Development' (TOD). The implications of the 'Sydenham to Bankstown metro line' are discussed in further detail at Section 2.4.3



Figure 11: Extract of GSRP, with approximate location of Hurlstone Park nominated (Source: GSRP, pages 14-15)

The GSRP advocates for urban renewal and increasing residential densities in areas close to public transport, particularly those areas benefitting from significant investment. The GSRP includes objectives to locate dwellings closer to jobs and reduce the length of time required to travel to places of employment (i.e. 'Well connected' and 'The 30-minute city'). Local housing strategies are to be prepared to identify appropriate locations for additional housing supply.

The GSRP recognises the importance of conserving environmental heritage through inclusion of Objective 13 "Environmental heritage is identified, conserved and enhanced" as part of its ten directions for the metropolis of three cities. Strategy 13.1 details that this objective would be achieved by:

- engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
- applying adaptive re-use and interpreting heritage to foster distinctive local places
- managing and monitoring the cumulative impact of development on the heritage values and character of places.

#### 2.4.2. South District Plan (SDP)

The SDP is generally aligned with the outcomes and objectives of the GSRP. As such, it is not necessary that this be separately addressed, given that the relevant components of the GSRP are outlined above. It is worth noting, however, that the SDP places similar emphasis on conservation of environmental heritage.

Planning Priority S6 of the SDP encourages creating and renewing great places and local centres and respecting the District's heritage, as set out under Objective 13 of the GSRP quoted above, including ensuring local centres remain viable. The Plan encourages a place-based planning approach for better understanding a place and building relationships and collaboration to deliver a vision and solutions that respond to a place's potential. The Government Architect NSW has prepared Better Placed – An integrated design policy for the built environment of New South Wales, which supports the creation and renewal of great places, for use by all place makers including State and local government, business and the community. The Plan also sets out five actions (18 to 22) to deliver the desired future outcomes by using the place-based planning approach.

#### 2.4.3. Sydenham to Bankstown Urban Renewal Corridor Strategy (SBURCS)<sup>3</sup>

The SBURCS is being further considered by the Department of Planning & Environment in light with the City of Canterbury-Bankstown Council's comprehensive submission on the revised strategy, the significant community interest and recognition of the extensive strategic work that Council is undertaking upon to review the City of Canterbury-Bankstown LEP as part of the funded accelerated council program.

The Minister for Planning has expressed an interest in working with Council to identify "a coordinated approach to deliver new homes and jobs that are well supported by public transport, infrastructure, community facilities and open space". The Minister's letter notes that Council will play a "major role" in planning Canterbury, Campsie, Belmore and Lakemba, and a "leading role" in the remaining precincts, namely Hurlstone Park, Wiley Park, Punchbowl and Bankstown.<sup>4</sup>

### 2.5. Planning Proposal

Council submitted a Planning Proposal (PP) to the Department of Planning & Environment on 21 November 2016, for the implementation of the Hurlstone Park Heritage Assessment Study which introduces additional heritage items and new and expanded heritage conservation areas. The PP was granted a Gateway Determination (subject to conditions) in December 2016. An altered Gateway Determination for the current Planning Proposal was issued on 16 May 2017.

The Gateway conditions required Canterbury-Bankstown Council to include the new local heritage items and heritage conservation areas in Hurlstone Park, which are the subject of this report.

The Gateway Determination notes the PP's inconsistency with Section 117 Direction 3.1 Residential Zones, however this was considered of minor significance and justifiable. Refer to the following extract from the Planning Team Report (dated 15 December 2016):

"The planning proposal is not consistent with Direction 3.1 Residential Zones as it seeks to preserve an existing housing type (low density residential development) which does not make efficient use of existing infrastructure and services in an area that is well serviced by mass public transport. The area is directly adjacent to Hurlstone Park train station, which is on the T3 Bankstown Line and which is proposed to be upgraded as part of the new Sydney Metro Southwest. However, as the area also forms part of the Sydenham to Bankstown Urban Renewal Corridor, which will generate significant new high density residential flat development, the proposal will result in creating housing choices by preserving an alternate

<sup>3</sup> Summary of the letter from the Minister for Planning dated 25 July 2018 on the Sydenham to Bankstown Urban Renewal Corridor revised strategy

<sup>4</sup> Based on the Ordinary Meeting of Council held on 28 August 2018, p.61.

housing form to that proposed under the Strategy. The inconsistency is therefore considered to be minor and justifiable."

The PP envisioned that more detailed design controls should be prepared as part of the amendment to the Canterbury Development Control Plan (DCP) 2012. It is our view that specific DCP controls can assist in preserving those existing heritage elements characteristic to Hurlstone Park.

### **3. SUMMARY OF KEY ISSUES**

This section summarises each of the five key issues raised within the submissions received by Council in relation to the PP and draft DCP amendments.

#### **3.1. Objections to Proposed Listings**

Submissions were received which objected to the proposed listing of their property as a heritage item. These were concentrated in Crinan and Duntroon Streets. These objections referred to perceived inconsistencies and questioned how satisfactorily individual properties satisfied the relevant criteria for heritage listing.

#### **3.2. Review of Draft HCA Boundaries**

The HP HA Study: Stage 1 recommended the creation of seven HCAs within Hurlstone Park (Figure 10); the boundaries of which were informed by historical research, which explored the original subdivision patterns and architectural and social development of Hurlstone Park.

While the draft HCAs were generally supported by the when exhibited community, submissions were received which both objected to, and requested the inclusion of, individual properties. Concerns ranged from issues surrounding the risks of exposure to unsympathetic development for those properties which weren't included within an HCA, to the limitations on development imposed on those that were. Attention was also drawn to a number of perceived 'development corridors' between proposed HCA boundaries.

#### **3.3. New HCA South of Railway**

Submissions were received requesting the creation of a new HCA south of the railway line in the vicinity of Hopetoun Street and Railway Street. Reference was particularly made to the properties at 19 and 23-27 Hopetoun Street, which were noted as being the only current heritage items within Hurlstone Park not currently included within the draft HCAs.

#### **3.4. Maximum Height Limits**

As part of the PP, Council proposed a reduction in the maximum building height control in the B2 zones covering the town centre HCAs (Crinan Street Shops and Floss Street HCAs) from 14 metres to 11 metres. This was to reduce the building height from 4 storeys (which is possible under the current maximum building height limits) to 3 storeys. It was considered that a 3-storey building height with appropriate setbacks would create a better fit with the prevailing single and two storey heights in the HCAs.

A number of submissions were received which objected to these changes. A greater number still were received which supported, some of which suggested a further reduction. Submissions were also received seeking the reduction of building heights of B2 zoned properties which adjoin the HCAs but are not part of them.

#### **3.5. Requests for Listings**

Submissions were received requesting that 6 individual properties be listed or otherwise these protected by heritage controls. Historical and anecdotal information was provided as a means of supporting this request. In addition to these more general submissions were received which requested that an additional 60 individual properties be considered for listing.

A standardised table format has been used for assessing objections to, and requests for, listing. This is shown below (Table 1).


Name of Street		
Street Number	Image of subject property/site	<p><b>Submission Notes:</b></p> <p>A brief summary of any comment/s contained within the submissions which relate to the subject property/site.</p> <p><b>Paul Davies Assessment:</b></p> <p>The Council exhibited proposal and recommended status of the property/site, as per the HP HA Study: Stage 2</p> <p><b>Justification:</b></p> <p>The justification for the above recommended status, as contained within the HP HA Study: Stage 2</p> <p><b>CPH Assessment:</b></p> <p>CPH recommended status of the subject property/site</p> <p><b>CPH Justification:</b></p> <p>CPH assessment of which criteria the subject site/property meets and from which the above recommended status is derived.</p>
		

Table 1: Key for assessment of 'Key Issues'

## 4. OBJECTIONS TO PROPOSED LISTINGS

### 4.1. Introduction

The following section presents CPH's assessment of the objections to listings which were received in the submissions. Although additional historical research is beyond the scope of this report, the justifications, as contained within the HP HA Study: Stage 2, have been reviewed and recommendations made, where relevant, that further historical research be undertaken.

As submissions relating to 70, 72 & 76 Crinan Street objected to both the individual and the group listing of the Crinan Street properties, these have been assessed as a group accordingly. The submissions which objected to the listing of 109 and 128 Duntroon Street have been addressed individually. (Note: 109 Duntroon Street is not a draft heritage item, as listing was not recommended in the HP HA Study: Stage 2 after it was initially identified by Paul Davies as a potential item. Objections to its inclusion within an HCA have been addressed in Section 5.

### 4.2. 66, 68, 70, 72, 76 and 78 Crinan Street

The criteria used by Paul Davies to justify the proposed listing of these properties is outlined below:

*Criteria a) The Crinan Street house group is of local historical significance as a group of houses constructed 1895-1916 on an 1895 subdivision by brickmaker and building contractor William Pendlebury on land adjacent to Pendlebury's Crinan Street brickpit. This group provides evidence of the developmental history of the area when the railway to Belmore was built through Fernhill (now Hurlstone Park) in 1895.*

*Criteria b) The group of houses are significant at a local level for their historical association with prominent local builders of the 1895-1916 period including William James Pendlebury and James Findlay.*

*Criteria c) The group of houses are local aesthetic significance as a group which demonstrates typical characteristics of their periods and styles (Victorian Filigree, Victorian Italianate and Federation Queen Anne) in terms of architectural detailing, elements, form and materials. The houses provide evidence of the construction techniques of their styles and particularly of the typical characteristics of the work of prominent local builders of the period 1895-1916.*

*Criteria g) The houses are representative examples of late Victorian and Federation period housing styles that were speculatively built in the Hurlstone Park area.*

The table below contains an assessment of the listing of these properties and submissions received:



## Crinan Street

66



**Submission Notes:** Objections to heritage listing on grounds of modern alterations including:

- original front fence removed;
- non-original aluminium windows; and
- non-original porch tiles.

**Paul Davies Assessment:** Heritage item (not within an HCA) (Appendix A)

### Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

**CPH Assessment:** Potential heritage item within revised Melford Street HCA (Appendix B)

### CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition assessment includes:
  - removal of original chimney, slate roof, windows and timber fretwork. These modifications can be easily reversed;
  - retention of original form and verandah configuration and is identifiably part of the historical group; and
  - overall low-medium integrity.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

68



**Submission Notes:** Objects to heritage listing on grounds of modern alterations, including:

- non-original porch tiles;
- modern rear extension; and
- original front fence partially removed.

**Paul Davies Assessment:** Heritage item (not within an HCA) (Appendix A)

**Justification:**

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

**CPH Assessment:** Potential heritage item within revised Melford Street HCA (Appendix B)

**CPH Justification:**

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
  - retention of original chimneys, brick boundary wall;
  - replacement of original slate roof, windows and timber fretwork and replacement of original brick façade with render;
  - unsympathetic modifications are easily reversible; and
  - medium integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

70



**Submission Notes:**

Questions heritage listing on the grounds of a loose connection to historical persons.

**Paul Davies Assessment:**

Heritage item (not within an HCA) (Appendix A)

**Justification:**

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

**CPH Assessment:**

Potential heritage item within revised Melford Street HCA (Appendix B)

**CPH Justification:**

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
  - retention of original gable infill, chimneys, timber fretwork, finials, slate roof, windows and brick façade and brick boundary wall; and
  - high integrity overall.
- Group satisfies *Criteria a)* and *b)*.

## Crinan Street

72



### Submission Notes:

Objects to heritage listing on grounds of modern alterations, poor construction and loose connection to builder, William Pendlebury.

### Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

### Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

### CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

### CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
  - retention of original slate roof, chimneys and brick façade;
  - sympathetic replacement of original timber fretwork and tiling;
  - installation of a modern fence; and
  - medium-high integrity overall.
- Group satisfies *Criteria a)* and *b)*.



Crinan Street

76



**Submission Notes:**

Objects to heritage listing on grounds of unexceptional design and poor construction.

**Paul Davies Assessment:**

Heritage item (not within an HCA) (Appendix A)

**Justification:**

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

**CPH Assessment:**

Potential heritage item within revised Melford Street HCA (Appendix B)

**CPH Justification:**

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
  - removal of original chimneys and slate roof;
  - retention of stained glass windows;
  - sympathetic replacement of original timber fretwork;
  - installation of modern fence; and
  - medium integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

78



**Submission Notes:**

Objects to heritage listing on grounds of modern alterations.

**Paul Davies Assessment:**

Heritage item (not within an HCA) (Appendix A)

**Justification:**

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

**CPH Assessment:**

Potential heritage item within revised Melford Street HCA (Appendix B)

**CPH Justification:**

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
  - retention of original windows, chimney and brick boundary wall;
  - replacement of original roof;
  - demonstrates evolution of design, though diverges from the overall aesthetic of the group; and
  - medium-high integrity overall.
- Group satisfies *Criteria a)* and *b)*.



## Conclusions

The Crinan Street houses satisfy *Criteria a)* and *b)*. If the historical significance of this group related only to their association with prominent local builders, James Findlay and William Pendlebury, it might be argued that this would have to be uniformly applied to all properties with which they are associated throughout Hurlstone Park. Their significance, however, relates also to their geographical proximity and relative contemporaneity. While No. 72 was designed and built by Pendlebury as his own residence, he also had 66, 68 and 76 constructed during the same period for clients. The allotment of No. 70 was originally owned by Pendlebury and sold on to Findlay, who built the house with its characteristic verandah brackets. No. 78 was likewise owned by Pendlebury; however, he was not involved with the construction of the dwelling, which is the likely reason for its Victorian design.

The historical significance of the Crinan Street houses therefore derives from their collective and relatively contemporary construction from 1908; which places them as some of the earliest dwellings constructed within the suburb of Hurlstone Park. It further derives from their collective association with the life and work of William Pendlebury and James Findlay; both of whom contributed significantly to Hurlstone Park's architectural development and enduring character.

The Crinan Street houses less convincingly satisfy *Criteria c)* and *g)* on the basis that they represent a range of moderately-significantly modified examples of Victorian and Federation Queen Anne style dwellings. While some (68, 70 & 72) retain their original detailing and fabric and may, therefore, merit listing individually, the heritage value of these dwellings derives from their collective historical and associative significance. As a group, the dwellings at 66, 68, 70, 72, 76 and 78 Crinan Street cannot therefore be said to represent high integrity examples of Federation and Victorian Style.

It has therefore been determined that the Crinan Street group of houses satisfy *Criteria a)* and *b)* for local heritage listing.

### 4.3. 109 Duntroon Street

#### Duntroon Street

109



Figure 12: Broadhurst postcard depicting housing in Duntroon St, 1912 (Source: State Library of NSW)

#### Submission Notes:

Objects to heritage listing on the grounds modern alterations including:

- removal of stained glass windows;
- addition of 2 brick columns; and
- Removal of original awning.

#### Paul Davies Assessment:

Further assessment did not support listing of this property.

#### Justification:

Federation Queen Anne style brick freestanding house with an original slate roof. Built circa 1910 on a 1904 subdivision, operated as a private commercial college by lessee/tenant Hugh Thomas Williamson 1911 to 1920s, in 1924 Williamson purchased the site.

The house is considered Contributory within the Floss Street Heritage Conservation Area but is not considered to be of a level of significance that would warrant local heritage listing as an individual heritage item.

#### Paul Davies Assessment:

Contributory item within Starkey Street HCA (Appendix B)

#### Justification:

- Current condition includes:
  - removal of original bay window and stained glass;
  - installation of new verandah columns and an unsympathetic awning;
  - retention of original slate roof;
  - unsympathetic modifications are reversible with minor intervention; and
  - low-medium integrity overall.
- Does not meet threshold for listing

#### **4.4. 128 Duntroon Street**

The criteria used by Paul Davies to justify the proposed listing of this property is outlined below:

*Criteria a) Built 1906 on Lot 1 Section 1 of the Jeffrey's Estate 1<sup>st</sup> subdivision, the house is of local historical significance as evidence of the development of the 1<sup>st</sup> subdivision of the Jeffrey's Estate and as the residence and place of operation of local dairymen, illustrating the operation of local suburban dairies in the early 20<sup>th</sup> century. The property was operated as a local dairy under two subsequent operators from 1906 until 1914.*

*Criteria b) The house has associational significance with early dairying and industry in the suburb.*

*Criteria c) The house is of aesthetic significance as a representative example of a Federation Queen Anne style house in a garden setting, with features of the style including hipped and gabled slate roof with stuccoed chimneys, polychrome brickwork, leadlight windows.*

*Criteria f) The place has local rarity for its association with early dairying in the area.*

*Criteria g) The house is a representative example of the Federation Queen Anne Style and of early development in the suburb.*

The table below contains an assessment of the listing and submission received:

## Duntroon Street

128



Figure 13: Broadhurst postcard depicting housing in Duntroon St, 1912 (Source: State Library of NSW)

### Submission Notes:

Objects to heritage listing on the basis of loose connection with historical dairy, unexceptional 'Queen Anne' design and modern alterations, including:

- removal of original bullnose verandah;
- 50's decorative metalwork has replaced original timberwork; and
- unoriginal slate-roofed awning, brick fence and leadlight windows.

### Paul Davies Assessment:

Heritage item (not within a HCA) (Appendix A)

### Justification:

The house has an original slate roof, with 2 chimneys, and is on an original subdivision lot. Lot 1, Section 1 of the Jeffreys Estate No.1 subdivision and initially built for a local dairyman, on a site operating as a local dairy under two subsequent early operators from 1906 to 1914. The front verandah has been altered with circa 1950s metal posts. Leadlight windows to façade may also date from the 1920s. Front door is also modern. However, these are relatively minor changes and the house remains a fine representative example of its style. The house is recommended for local heritage listing due to its' historical significance demonstrating the development of the 1st subdivision of Jeffrey's Estate, and as a place of operation of a local dairy from its construction in 1906 till 1914. The house is also of local aesthetic significance as a representative example of the Federation Queen Anne style and has local rarity for its association with early dairying in the area. (Hurlstone Park HA Study: Stage 2 (2017), p.14)

### CPH Assessment:

Potential heritage item within the newly proposed Starkey Street HCA (Appendix B)

### CPH Justification:

Current condition includes:

- Retention of original fanlight
- sympathetic replacement of original slate roof and leadlight windows and unsympathetic replacement of original timber fretwork with 50's decorative metalwork (as stated by occupant);
- removal of original bullnose verandah; and
- medium integrity overall.

Representativeness of Federation 'Queen Anne Style' has not been established. Should additional historical research indicate that the existing dwelling is the original house from which a local dairy was operated, it would satisfy *Criterion a*). It would also satisfy *Criterion f*) on the basis that few tangible remnants of these early agricultural activities remain within Hurlstone Park.

## Conclusions

128 Duntroon Street does not convincingly satisfy *Criterion c)* or *g)* on the grounds that it is a medium integrity example of the Federation Queen Anne style with a number of unsympathetic modifications, including:

- unoriginal slate roof;
- unoriginal leadlight windows;
- removal of original bullnose verandah; and
- replacement of original timberwork with 50's decorative metalwork.

*Criterion b)* has been less satisfactorily addressed, as the submissions suggest that the present community has limited awareness of the site's original function.

Should additional historical research demonstrate that the existing dwelling at 128 Duntroon Street was originally part of an early dairy, this would satisfy *Criteria a)* for heritage listing. It would also satisfy the requirements for *Criteria f)*, as a remnant of early agricultural activities within the area.

It has therefore been determined that, unless additional historical research should demonstrate that the existing dwelling is the original house from which a dairy was operated, 128 Duntroon Street does not meet the criteria for heritage listing.



## 5. REVIEW OF HCA BOUNDARIES

### 5.1. Introduction

The following section presents CPH's assessment of the proposed HCA boundaries (Figure 14). This assessment is not intended as an historical/contextual review of the HCAs and properties therein, but as a 'fine tuning' of the proposed HCA boundaries. Review of the proposed HCA boundaries has been undertaken with the following key objectives:

- to reassess HCA boundaries with consideration given to submissions made for and against inclusion of individual properties; and
- to also reassess boundaries in the context of observations made during the on-site assessment.



Figure 14: Map of draft HCAs (HP HA Study: Stage 1)

The assessment has resulted in proposed additions being recommended, which have resulted in enlargement and in some instances consolidation of HCAs. This is outlined below.



## 5.2. Proposed additions to draft Melford Street and Melford Street North HCAs

The following section summarises the assessment and proposed additions to the draft Melford Street and Melford Street North HCAs.

### 5.2.1. Assessment

HCA Name	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Melford Street HCA	Federation period housing and streetscapes	Jeffreys Estate No. 4 (1906); Jeffreys Estate No. 5 (1910); Jeffreys Estate No. 6 (1912)	From the railway line north including parts of Melford Street, Canberra Street, Kirkbride Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, western side of Dunstaffenage Street.	76%
Melford Street North HCA	A mix of large single storey Federation period houses and small detached and semidetached late Victorian to Federation period houses	Triangular area initially subdivided 1881-1883, re-subdivided 1897-1913. Area on west side of Melford Street initially subdivided 1882-1896, partially re-subdivided in 1913	From 10-16 Dunstaffenage St north (west side only), On Melford St from Wallace Lane north including 1-29 Melford Street (east side) and 8 to 14 Melford Street (west side)	88%
Proposed additions	<p>87-104 Crinan St have been included because they contribute to the Crinan Street Streetscape - the historical commercial thoroughfare of Hurlstone Park. Properties on the eastern side of Dunstaffenage St have been included on the basis that:</p> <ul style="list-style-type: none"> <li>Number 77-79 Crinan Street is a Federation-era corner shopfront although with a number of modifications;</li> <li>27-39 Dunstaffenage Street includes a mixture of modern and modified Inter-war period dwellings, which retain their original textured brick boundary fences and contribute to the overall streetscape; and</li> <li>Those dwellings located north of Barre Street retain a large amount of their Federation-era characteristics and are consistent with the aesthetic of the HCA.</li> </ul> <p>The properties at 80-84 Crinan St have been included as, in combination with the potential heritage items at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury and, despite alterations, are still of a compatible scale with the rest of the HCA.</p>		19-39 Dunstaffenage Street, 62-79, 81, 87-104 & 108 Crinan Street and 42 Fernhill Street	62%

### 5.2.2. Conclusions

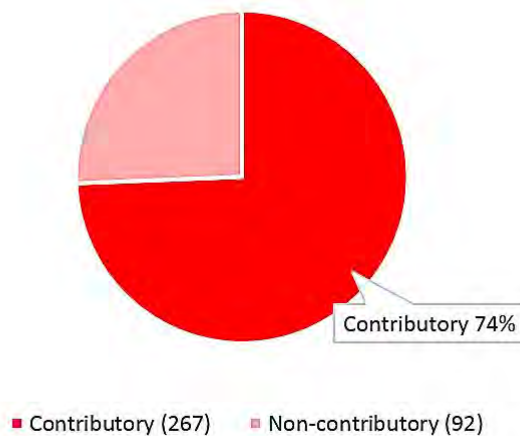
#### Recommended name: Melford Street HCA (Revised)

The proposed Melford Street HCA (revised) is an amalgamation of the draft Melford Street HCA and Melford Street North HCA with proposed additions.

- Proposed additions on the eastern side of Dunstaffenage Street would retain the northern component of the Dunstaffenage Street streetscape, which was assessed to have a medium-high level of cohesiveness. The southern component of Dunstaffenage street was omitted as it was assessed to have a lower level of cohesion.
- The proposed additions, in combination with the proposed Duntroon Street HCA (revised), will retain the Crinan Street streetscape and primary thoroughfare of Hurlstone Park.
- The properties at 80-84 Crinan Street have been included as, in combination with the potential heritage item at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury.

The amalgamation of Melford Street HCA and Melford Street North HCA will also prevent unsympathetic development in the area which separates them.

#### Overall Breakdown - Melford Street HCA (revised)



	'Melford St' HCA	'Melford St North' HCA	Additional CPH	HCA-A
Contributory	209	21	37	267
Non-contributory	66	3	23	92
HCA-A	275	24	60	359

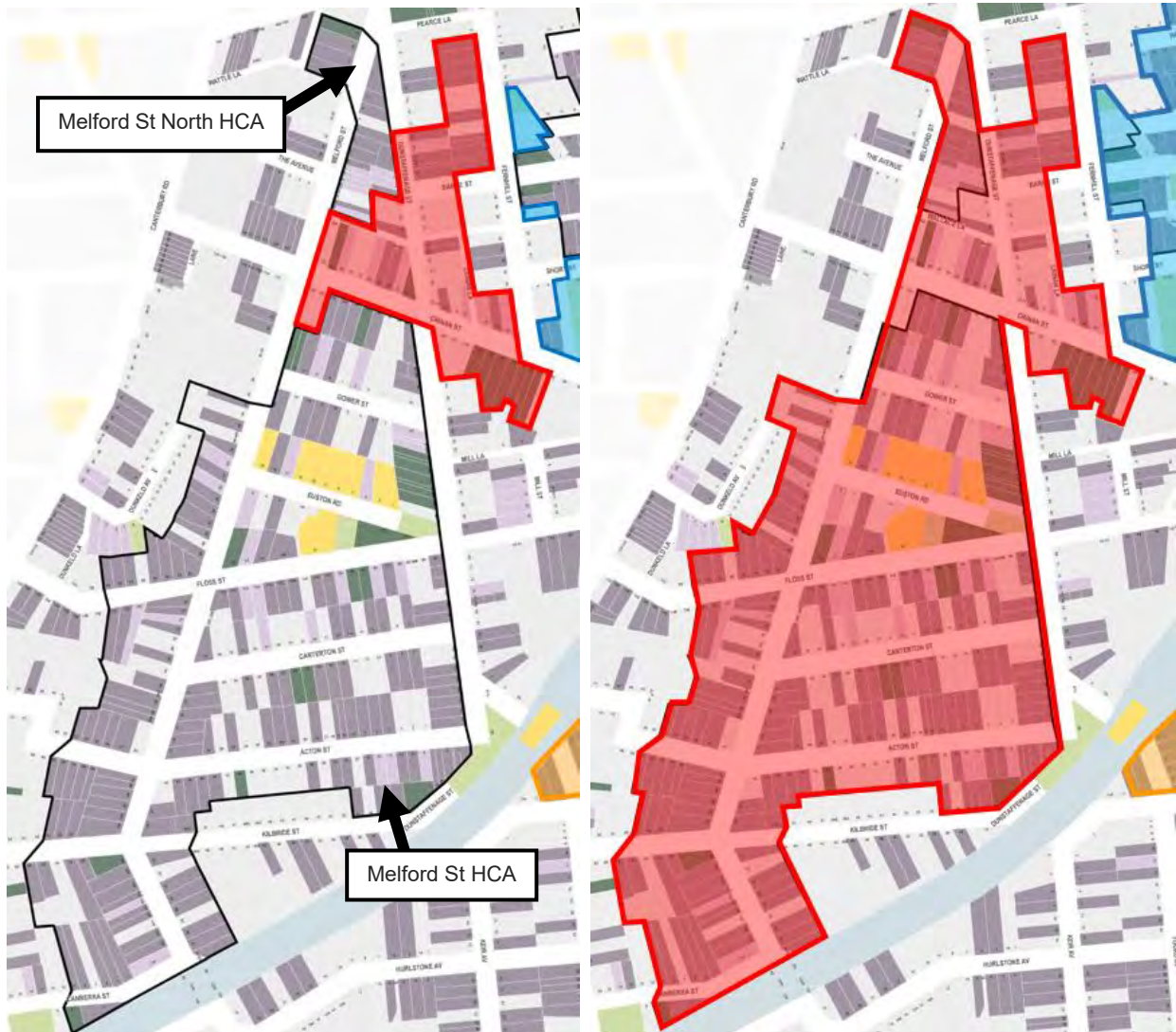


Figure 15: Proposed additions to Melford Street and Melford Street North HCAs (left) and proposed boundaries of the new HCA (right)

### 5.3. Proposed additions to draft Duntroon Street and Hampden Street HCAs

The following section summarises the submissions, assessment and proposed additions to the draft Duntroon Street and Hampden Street HCAs.

#### 5.3.1. Submissions

Address & Image	Notes
<p><b>2/2A Marcia Street</b></p> 	<p><b>Submission Notes:</b> Objects to inclusion within an HCA because neighbouring properties would be excluded.</p> <p><b>Paul Davies Assessment:</b> Contributory item within Hampden Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory item within Duntroon Street HCA (revised), which includes the draft Hampden Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Some unsympathetic modifications, though the property retains its original brick façade, bay window and brick boundary fence. The property is therefore contributory within the Marcia Street streetscape and should remain within the HCA.</li> <li>Neighbouring properties on all sides are now proposed to be included within an expanded HCA, so that this property can no longer be regarded as an isolated inclusion.</li> </ul>
<p><b>3 Short Street</b></p> 	<p><b>Submission Notes:</b> Objects to inclusion within (and creation of) an HCA on the grounds of minimal architectural cohesion and few heritage items.</p> <p><b>Proposed Status:</b> Contributory item within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory item within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Federation-period dwelling with a mixture of neutral and sympathetic modifications. Original roof, fence line and timber fretwork appear to have been removed.</li> <li>The HCA consists of Federation Queen Anne style dwellings, so this property is consistent with the character of the HCA.</li> <li>Neighbouring properties to the south, including the former bowling green, are now proposed to be included within the revised Duntroon Street HCA. The property is also located within the vicinity of four heritage items to the east and is surrounded immediately to the north, south and east by contributory properties, most of which are Federation-period dwellings.</li> </ul>



### 5.3.2. Assessment

HCA Name	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Duntroon Street HCA	Mix of Victorian, Federation and Inter-war period housing	Garnet Street-1898 & 1899 subdivisions; Wallace Ave & Barton Avenue - Hurlstone Park No. 2 Estate (1914); Short Street/Fernhill Street - 1893 subdivision; Woodside Ave - Woodside Estate (undated subdivision, circa 1900-1910)	Includes part of Duntroon Street, Woodside Ave, Barton Ave, Wallace Ave and sections of Fernhill & Garnet Streets (see map in Attachment 2 to this report)	75%
Hampden Street HCA	Mix of Victorian Italianate, Federation Queen Anne and Inter war California bungalow style houses	Fernhill Railway Estate 1895	Hampden Street both sides, 58-64 Garnet Street and 71-83 Duntroon Street.	91%
CPH proposed additions	<p>The properties at 4-10, 16-24 and 19-27 Fernhill Street have been included as they are medium integrity examples of Federation architecture with easily reversible unsympathetic modifications. The combination of these with those properties already included within Duntroon Street HCA at 29-33 Fernhill Street, form a cohesive streetscape.</p> <p>The former children's home at 50 Garnet Street, has been included because it dates to a similar period of construction the surrounding Federation-era properties (1912).</p> <p>The former Hurlstone Park Bowling Club is a key area of open space within the suburb, adjoining the commercial centre on Crinan Street. Views toward the former Bowling Club are enjoyed by properties to the north, east and south. Although the original Bowling Club building is now demolished, it has been determined that the site has social significance as a space which has been used recreationally by the local community for over 70 years. It may also be the site of an early quarry within the area. The surrounding properties on Crinan, Short and Marcia Streets are characterised by the topography which slopes toward the bowling green. They are also architecturally consistent with the character of the Federation and Inter-war character of the Duntroon and Hampton Street HCAs and have therefore been included.</p>		23, 25, 27 & 35 Fernhill Street, 27-31, 51 & 57 Crinan Street, the former Hurlstone Park Bowling Club site, 2A-10 Marcia Street, 65-69, 72A & 74-76 Duntroon Street, 50 & 56 Garnet Street	21%

### 5.3.3. Conclusions

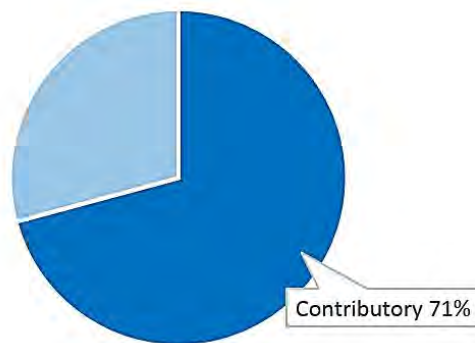
#### Recommended name: Duntroon Street HCA (Revised)

The proposed Duntroon Street HCA (revised) is an amalgamation of the draft Duntroon Street and Hampden Street HCAs with proposed additions.

- Although the Hurlstone Park Bowling Club has now been demolished, the site occupies an impressive setting next to the Crinan Street commercial centre and with landscaping and views from neighbouring properties. The bowling green site and its surroundings is therefore seen to constitute an important public space within the heart of Hurlstone Park, which should be included within the HCA.
- Properties immediately north and west of the bowling green site on Fernhill Street have been included within the HCA as they have high integrity and contribute toward its overall cohesion.

The amalgamation of the two HCAs will also prevent unsympathetic development within the vicinity of contributory and heritage items along Duntroon and Hampden Streets.

#### Overall Breakdown - Duntroon Street HCA (revised)



■ Contributory (114)    ■ Non-contributory (47)

	Duntroon St HCA	Hampden St HCA	Additional CPH	TOTAL
Contributory	76	34	4	114
Non-contributory	29	3	15	47
TOTAL	105	37	19	161






Figure 16: Proposed additions to Duntroon Street and Hampden Street HCAs (left) and proposed boundaries of expanded Duntroon Street HCA (right)

## 5.4. Proposed additions to Floss Street HCA

The following section summarises the submissions, assessment and proposed additions to the draft Floss Street HCA.

### 5.4.1. Submissions

Address	Image	Notes
109 Duntroon Street		<p><b>Submission Notes:</b></p> <p>Objects to inclusion within an HCA on the grounds modern alterations including:</p> <ul style="list-style-type: none"> <li>▪ Removal of stain glass windows</li> <li>▪ Addition of 2 brick columns</li> <li>▪ Removal of original awning</li> </ul> <p><b>Paul Davies Assessment:</b></p> <p>Contributory item within Floss Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b></p> <p>Contributory item within new Starkey Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>▪ Exterior modifications, including unsympathetic awning, but these are reversible with minor intervention</li> <li>▪ Retains original slate roof, finials, chimney and brick facade</li> <li>▪ Federation-era features distinguishable and alterations easily reversible. Contributory towards the Federation-Inter-war character of the Starkey Street HCA and, as such, should be included.</li> </ul>
30 Floss Street		<p><b>Submission Notes:</b></p> <p>Recommends that the HCA be extended to include two buildings on either side of subject property or introduce transitional height limits to ensure its protection.</p> <p><b>Paul Davies Assessment:</b></p> <p>Contributory item within Floss Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b></p> <p>Contributory item within new Starkey Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>▪ 26 Floss Street is recommended to be included in the new Starkey Street HCA as it is an Inter-war style dwelling with reversible modifications which is consistent with the overall character of the HCA</li> <li>▪ Other adjoining buildings on either side are already within the HCA</li> </ul>

#### 5.4.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Floss Street HCA	Federation to Inter-war period shops & houses south of the railway station	Hurlstone Park Estate 1912	Group of shops and houses including shops at Floss Street 28-30 Floss Street. 32-34 Floss Street (built 1916) and houses at 118-130 Duntroon Street	100%
CPH proposed additions	<p>The cul-de-sac at the termination of Starkey Street is characterised by Californian Bungalow dwellings, which are of particularly high integrity on the eastern side.</p> <p>There is sufficient consistency between Floss Street HCA and the properties on Starkey Street to justify the creation of a single HCA. Although it was initially considered for inclusion, the proposed heritage item 'Worked quarry faces' at 78-80 Garnet Street has not been included within the HCA as it is not considered to be contextually relevant to the HCA. It is instead recommended that a Conservation Management Strategy be prepared for the site so as to ensure that any future development on the site is sympathetic to the neighbouring HCA.</p>		1A Commons Street 26, 132 & 134 Floss Street, 1A-12, 14, 16, 18, 20 & 22 Starkey Street	70%

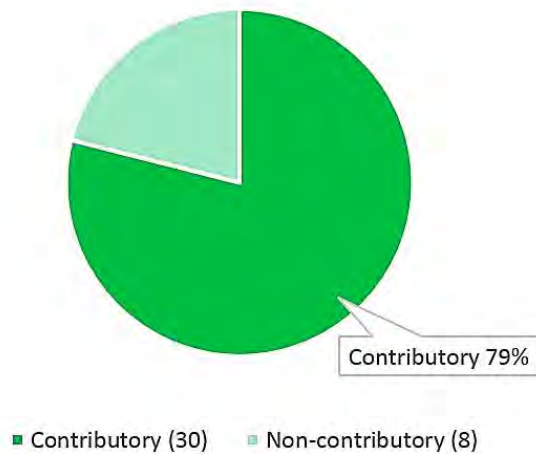
### 5.4.3. Conclusions

#### Recommended name: Starkey Street HCA

The proposed Starkey Street HCA includes the draft Floss Street HCA with proposed additions.

- The additional area is characterised by Californian Bungalow dwellings, of which a particularly cohesive group is found at 3-11 Starkey Street.
- Although it is a proposed heritage item 'Worked quarry faces' at 78-80 Garnet Street, it has not been included within the HCA as it is not considered contextually relevant to its overall character.

#### Overall Breakdown - Starkey Street HCA



	'Floss St' HCA	Additional CPH	TOTAL
Contributory	14	16	30
Non-contributory	2	6	8
TOTAL	16	22	38



Figure 17: Proposed additions to Floss Street HCA (left) and proposed boundaries of new Starkey Street HCA (right)




## 5.5. Tennent Parade HCA

The following section summarises the submissions, assessment and conclusions in relation to the draft Tennent Parade HCA.

### 5.5.1. Submissions

One objection was received concerning inclusion in the draft Tennent Parade HCA, which is assessed below:

Address & Image	Notes
<p><b>30 Tennent Parade</b></p> 	<p><b>Submission Notes:</b></p> <p>Objects to inclusion within (and creation of) an HCA on the grounds of perceived inconsistencies in the allocation of heritage status throughout Hurlstone Park.</p> <p><b>Paul Davies Assessment:</b></p> <p>Contributory item within Tennent Parade HCA (Appendix A)</p> <p><b>CPH Assessment:</b></p> <p>Contributory item within Tennent Parade HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>High integrity example of a Californian Bungalow-style dwelling</li> <li>Consistent with the character and description of the Tennent Parade HCA, this property: <ul style="list-style-type: none"> <li>is an Inter-war Californian bungalow style dwelling;</li> <li>contains a sandstone undercroft;</li> <li>is located on the elevated side of the street with views over the parkland and Cooks River; and</li> </ul> </li> <li>Should remain within the HCA as it is a substantially intact building within the draft HCA, which retains its overall form and detailing and streetscape integrity. The adjoining properties north of the group were considered for inclusion within the draft HCA but were found to be altered and have slightly different characteristics that would not fit within the identified heritage values and characteristics of the draft HCA.</li> </ul>



### 5.5.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Tennent Parade HCA	<p>Inter-war California Bungalows, on elevated side of the street containing intact sandstone undercrofts looking south over parkland and the Cooks River.</p> <p>The six properties to the north of the Tennent Parade HCA (6, 8, 10, 12/12A &amp; 14 Tennent Parade) were initially considered for inclusion by CPH within the HCA. These do not, however, exhibit the same degree of architectural cohesivity and integrity, nor do they fall within the descriptive parameters of the HCA itself.</p> <p>Council has advised that alterations and additions have been approved to 24 Tennent Parade prior to the draft HCA being exhibited. These works have not commenced.</p>	<p>The Tennent Parade Heritage Conservation Area was developed following the Jeffrey's Estate 9th subdivision offered for sale on 19th May 1917. Of the eight houses within the area, only No. 16 is Federation Queen Anne in style, so clearly built first, while the remaining houses are Inter-war California Bungalow in style and therefore built in the 1920s.</p>	16-30 Tennent Parade	100%

### 5.5.3. Conclusions

It is proposed that the boundaries of the draft Tennent Parade HCA be retained.




Figure 18: Proposed retention of the current Tennent Parade HCA boundaries.

## 5.6. Crinan Street Shops HCA

The following section summarises the submissions, assessment and conclusions in relation to the draft Crinan Street Shops HCA.

### 5.6.1. Submissions

One submission was received objecting to the inclusion in the draft Crinan Street Shops HCA, which is assessed below:

Address & Image	Notes
<b>85-87 Duntroon Street</b> 	<p><b>Submission Notes:</b></p> <p>Objects to inclusion within an HCA because it is isolated and not within a cohesive precinct of shops.</p> <p><b>Paul Davies Assessment:</b></p> <p>Contributory item within Crinan Street Shops HCA (Appendix A)</p> <p><b>CPH Assessment:</b></p> <p>Contributory item within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Medium integrity Federation-era shopfront</li> <li>As this property is separated geographically from the main commercial strip at Crinan Street and less ornate, it is considered to be more consistent with the more residential, lower-scale character of the Duntroon Street HCA.</li> </ul>

### 5.6.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Crinan Street Shops HCA	The Crinan Street Shops Heritage Conservation Area consists of a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of early Interwar Functionalist residential flat buildings. A number of original or early shopfronts remain at 13, 15, 14 & 16 Crinan Street. While the overall streetscape character of the shops retains a high degree of integrity there have been a number of façade and shopfront changes mostly below awning levels.	<p>Hurlstone Park Railway Station opened as Fernhill Station in 1895, and the name was changed to Hurlstone Park in 1911. Crinan Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast. The south-western side of Crinan Street was subdivided in 1903 as part of the Jeffrey's Estate 2nd subdivision, which created narrow lots for retail development.</p> <p>The north-eastern side of the street was subdivided in 1911 as the Fernhill Station Estate, this coincided with the change in name of the station to Hurlstone Park.</p>	Southern end of Crinan Street (on north side, near Hurlstone Park Railway Station), & 3-25 Crinan Street; 4-40 Crinan Street; 21-27 Floss Street; 85-87 Duntroon Street	100%

### 5.6.3. Conclusions

It is proposed that the boundaries of the draft Crinan Street Shops HCA be retained, with the exception of 85-87 Duntroon Street, which is to be included in the proposed Duntroon Street HCA (revised).

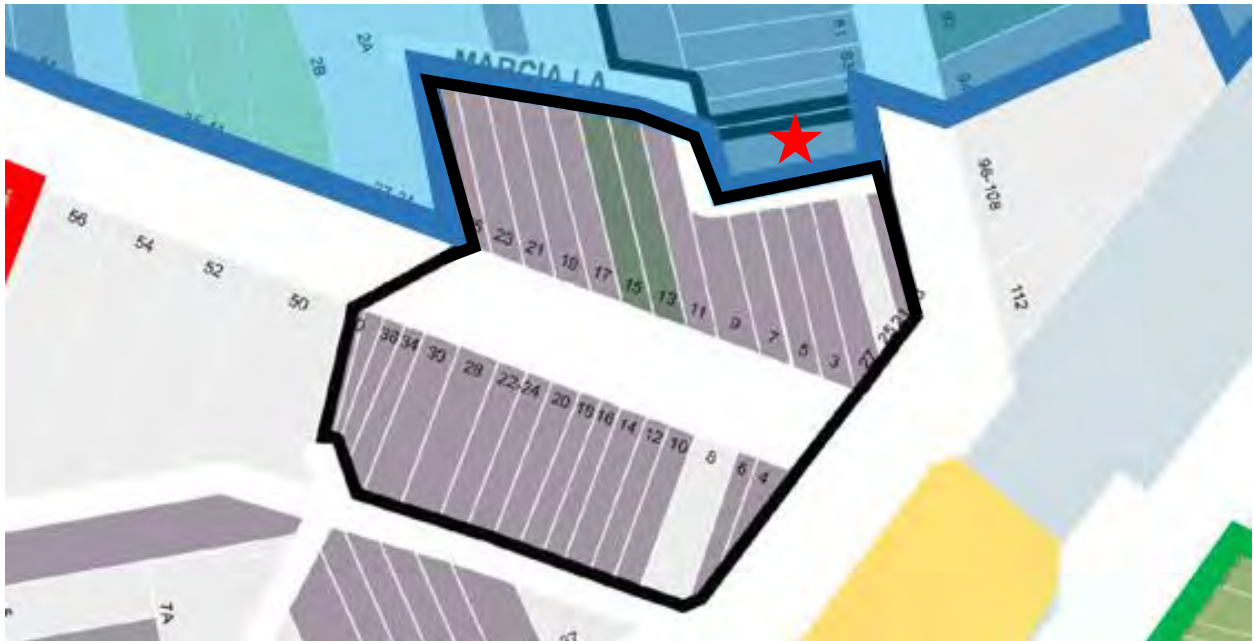


Figure 19: Revised Crinan Street Shops HCA boundary with star indicating location of 85-87 Duntroon Street.

### 5.7. Overview of Changes

The following maps (Figure 20 & Figure 21) indicate proposed additions to the 7 existing draft HCAs and revised HCA boundaries.

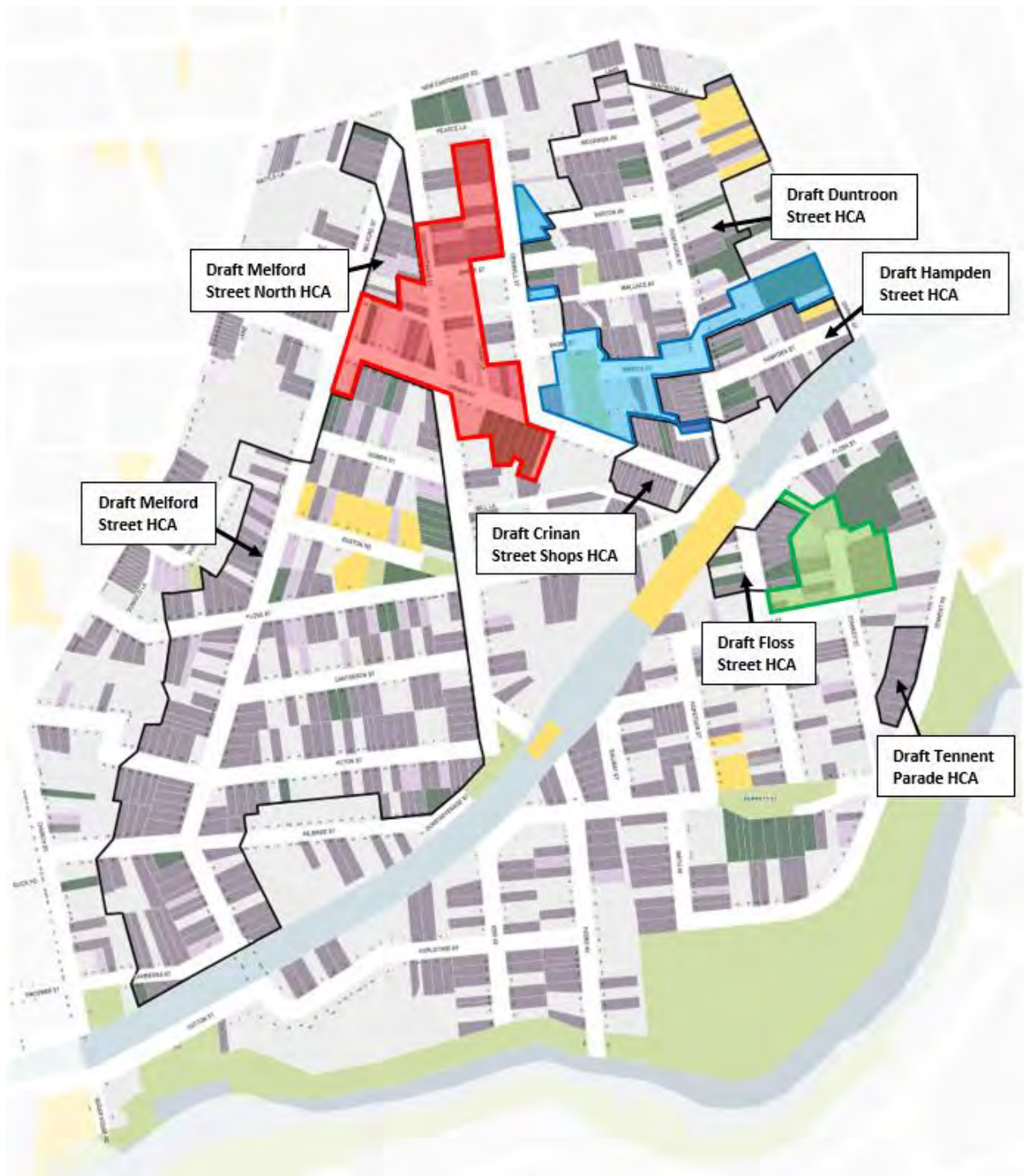


Figure 20: Proposed additions to HCA boundaries



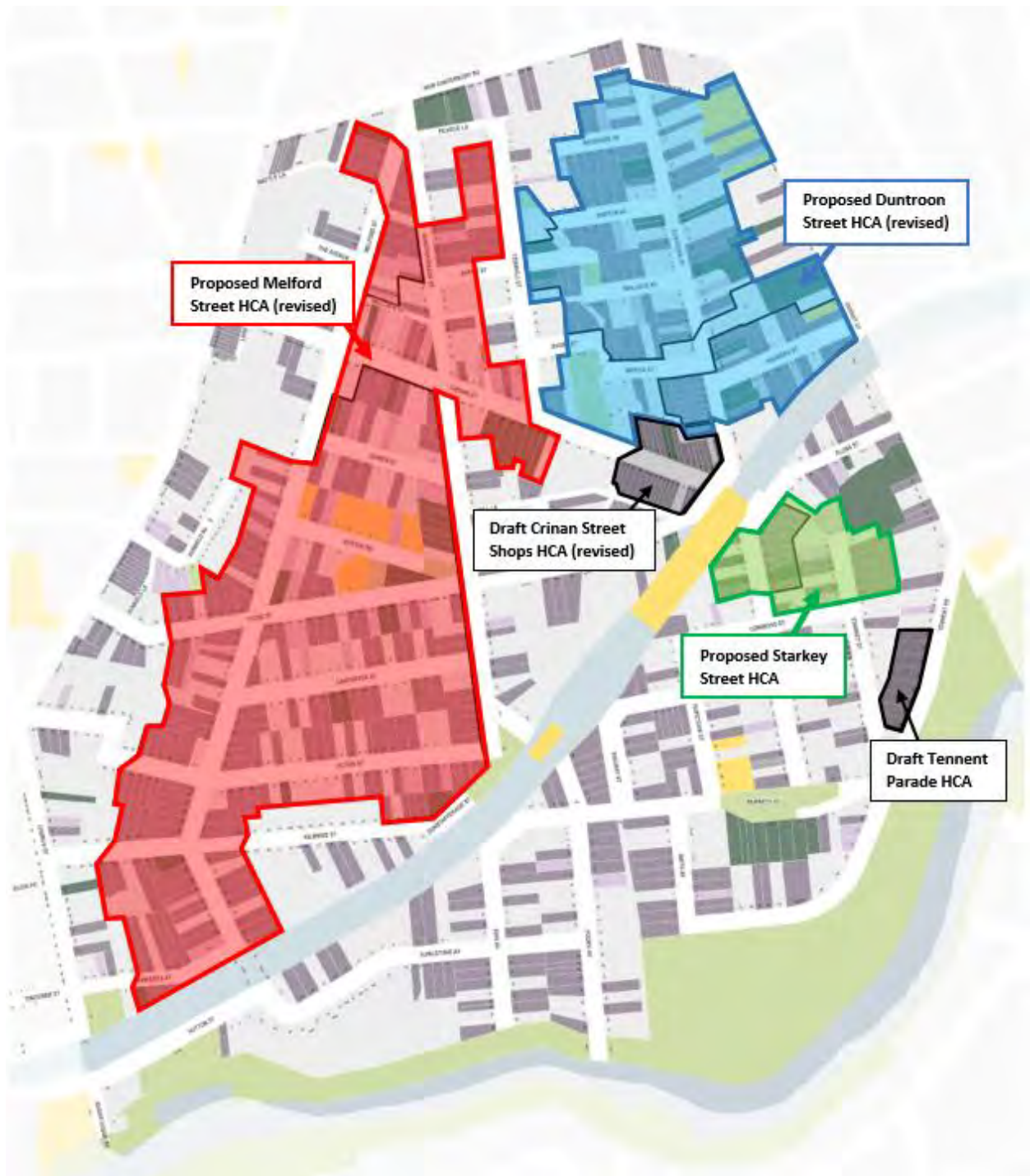


Figure 21: Proposed revised draft HCAs

## **6. NEW HCA SOUTH OF RAILWAY**

### **6.1. Introduction**

The following section presents the assessment in relation to those submissions which requested that a new HCA be established south of the railway. A visual inspection of the area, in particular those properties which were specifically mentioned on Hopetoun Street, was undertaken so as to determine if the area south of the railway meets the threshold for the creation of a new HCA. This was undertaken using the property rankings that had been developed previously in the HP HA Study.

The following table details the visual assessment of the area south of the Railway; which consists of Hopetoun, Railway and Burnett Streets and Foord Avenue.

### **6.2. Submissions**

The following is a summary of the points raised in the submissions in relation to the creation of a new HCA south of the railway:


- All heritage-listed houses within Hurlstone Park are contained within an HCA with the exception of those properties at 19 and 23-27 Hopetoun Street;
- Properties on the northern end of Hopetoun Street have remained unchanged when considered against a 1912 Broadhurst photograph;
- The landscape setting of this area, with its mature trees and vegetation, walkways and proximity to the railway line is unique;
- The area south of the railway contains 4 of 22 heritage-listed houses in Hurlstone Park and 70% contributory buildings; and
- The proposed HCA encompasses the western half of the 1st Subdivision (1901) of Jeffreys Estate (DP 3849), one of the oldest subdivisions in Hurlstone Park.





## 6.3. Assessment

### 6.3.1. Hopetoun Street Assessment

Hopetoun Street	Assessment
<p>19</p> 	<p><b>SHI Form Description for heritage item 'Hopetoun Street Group' (item no. I138):</b></p> <p><i>Group of brick Federation houses showing a variety of styles, but great similarity in form and materials. Slate or terracotta hipped and gabled roofs and bow verandahs at front to all houses except 25 with porch are their common features. Most retain original detail.</i></p> <p><b>CPH Assessment:</b></p> <p>The heritage-listed properties along the eastern side of Hopetoun Street, while architecturally distinctive, do share various similarities. They are all Federation period dwellings which contain sandstone lower courses and face brick upper courses, sandstone boundary walls and large chimneys.</p>
<p>23</p> 	<p>Although these are much larger and more elaborate Federation dwellings than the remainder of the properties within the general area, they are similarly defined by their landscape context in relation to the railway line.</p>
<p>25</p> 	<p>As Hopetoun Street continues north, the properties become less cohesive, with an increasing number with unsympathetic modifications. No. 17 Hopetoun Street is an appropriate inclusion within the HCA, as it is a contributory item, however it has been determined that the properties north of this would not warrant inclusion within an HCA.</p>

Hopetoun Street	Assessment
<p>27</p> 	

### 6.3.2. Railway Street Assessment

Railway Street	Assessment
<p>2-10</p>  	<p>2-10 Railway Street constitute a streetscape with high integrity. Although the original roofs, chimneys and boundary walls have been replaced, they retain their face brick facades, gable infill decoration and verandah columns. Some appear to retain their original windows. Modifications are, for the most part, sympathetic or easily reversible. These dwellings retain a high degree of integrity as a group of Federation period workers cottages; a more modest form than those dwellings located at a higher elevation on Hopetoun Street.</p> <p>As one continues west along Railway Street, other medium-high integrity examples of Federation-period dwellings are located at 3, 5 and 12. As Railway Street bends to the south, the eastern side of the street is characterised by more modest Federation period dwellings and some unsympathetically-modified and low-integrity examples. Others still appear to have been replaced with 1970's/80's brick dwellings which, while inconsistent with the Federation/Inter-War character of this area, are still sufficiently consistent in streetscape terms to be included in a HCA.</p> <p>The western side of Railway Street contains a green landscaped strip, which lies immediately to the east of the properties fronting Foord Avenue to the west. This is lined by a row of mature pine trees planted at regular intervals and which give the street a distinctive character</p>



## Railway Street

## Assessment

3 & 5



12




Eastern Side





Railway Street	Assessment
<p>18</p>  <p>20</p>  <p>Green landscaped strip along Railway Street</p> 	





Railway Street	Assessment
	

### 6.3.3. Foord Avenue Assessment

Foord Avenue	Assessment
<p><b>5A-15</b></p>  	<p>The properties at 5A-15 Foord Avenue are situated within a low-lying area, setback from the street by a gently sloping nature strip and concrete pedestrian way. The properties are remarkably cohesive and retain their original facebrick facades, brick verandah columns, windows, awnings and decorative gable infill. Some retain their original roofs and finials. A lowset boundary wall with textured brickwork runs the length of the properties and further enhances their cohesive appearance.</p> <p>Like those found in Railway Street, these properties are more modest examples of Inter war architecture. The row of pines which lines Railway Street to the east also provides a scenic backdrop to the Foord Avenue properties also.</p>



#### 6.3.4. Burnett Street Assessment

Burnett Street	Assessment
<p data-bbox="199 1025 256 1055">7-11</p>  	<p data-bbox="847 1016 1430 1238">Burnett Street does not appear to have been part of the original Jeffrey's Estate subdivision. For this reason, the properties perpendicular to Railway Street and Burnett Street offer little in terms of the streetscape. East of Railway Street, however, the properties at 7-11 Burnett Street constitute a group of elaborate Federation-era dwellings with intricate timber fretwork and decorative gable infills.</p> <p data-bbox="847 1283 1430 1451">The property at No. 7 is a particularly ornate example, with its stippled plaster façade and large finial. This is consistent with the observation that, as one ascends the hill and moves further from the railway line, the dwellings become increasingly ornate, such as those located nearby at 17-23 Hopetoun Street.</p>



## 6.4. Conclusions

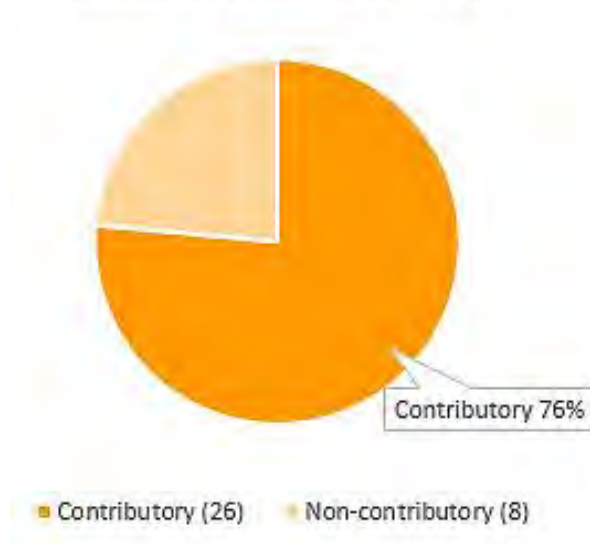
Following the above assessment, the boundaries as shown below were established for a new HCA named Railway Street HCA, which encompasses parts of Hopetoun, Burnett and Railway Streets and Foord Avenue (Figure 22).

**Recommended name:** Railway Street HCA

The following observations have been factored into the designated boundaries of the HCA, as depicted below (Figure 22):

- The HCA is defined by the topography, landscape context and proximity to the railway and the gradual transition from more substantial and ornate dwellings, such as those on Hopetoun and Burnett Streets, which gradually transitions to more modest examples as one continues down the hill, such as the workmen's cottages at Railway Street and Foord Avenue. It is acknowledged that the properties along Hopetoun Street are distinguished from the remainder of those within the HCA both architecturally and by their elevated setting.
- The properties from 2-10 Railway Street and 5A-15 Foord Avenue are particularly cohesive and deserving of protection.
- The HCA will enable the new development to be in keeping with the existing heritage item group at 19 and 23-27 Hopetoun Street.

### Overall Breakdown HCA-D



	Recommended CPH
Contributory	26
Non-contributory	8
TOTAL	34



Figure 22: Proposed boundaries of new Railway Street HCA (indicated in orange)

## 6.5. Overview of Changes

The following map indicates all of the proposed draft HCAs recommended in this review (Figure 23).



Figure 23: Proposed draft HCA boundaries, including draft Railway Street HCA

## 7. MAXIMUM HEIGHT LIMITS

### 7.1. Introduction

The following section presents an assessment of the submissions which referred to the maximum height limits in the Hurlstone Park town centre B2 zones.

- As part of the Planning Proposal, Council proposed a reduction in the maximum building height control in the B2 zones within HCAs (Crinan Street Shops and Floss Street) from 14 metres to 11 metres.
- This was to reduce the building height from 4 storeys (which is possible under the current maximum building height) to 3 storeys. It was considered that 3 storeys building height would create a better fit with the prevailing single and two storey heights in the HCAs.
- Council has received objections to the reduction in maximum building height. Submissions were also received supporting the change in maximum building height or requesting that the proposed building height be further reduced.
- Submissions were received in relation to reducing the building height of B2 zoned properties that adjoin the HCAs but are not part of them.

#### 7.1.1. Summary of key issues raised in the submissions

The following summarises the key issues raised in the submissions in relation to the building heights within the HCAs:

- Inconsistent building zones and building height limits in Floss Street HCA.
- Keep 30 Floss Street, the Chambers, as the landmark building in Hurlstone Park.
- Paul Davies' study did not make recommendations for a height restriction from 14 metres to 11 metres.
- Subjective reasons given for the height changes (e.g. '14 metres limit will allow up to 4 storey development, which is incompatible in scale with these buildings.'
- There would be limited opportunities for any new infill buildings except where the existing facades would be required to be retained to maintain the streetscape.
- The reduction of the B2 local centre zone building height from 14 metres to 11 metres reduces potential developmental value of the buildings affected by 25% - 30%.
- Concerns about the impact of reducing building heights on the vibrancy of the centre and ongoing viability of the shop buildings.
- Reduce the proposed 11 metre height limit to 8 metres.
- Reduce the maximum building height of the B2 zone south of the Railway line to 10 metres.

#### 7.1.2. Height Analysis

The following section presents assessment of the existing heights for the Crinan Street shops. The below heights indicated for the Crinan Street shopfronts are intended as an approximation only. Measurements were taken using a Bosch PLR 40c laser range finder from ground level (on the southernmost point of each building) to the underside of the awning. Each measurement (right) has been used as a relative scale and is represented (left) by each alternating red/blue line. As Crinan Street slopes significantly to the north, an additional 0.5 metres has been factored into each height approximation to allow for this discrepancy.

Note: Heights, as indicated for the Crinan Street shopfronts (Figure 28), are an approximation only.





Figure 24: Measurement of 3.096 metres from ground level to the underside of the awning (represented by each alternating red/blue line)

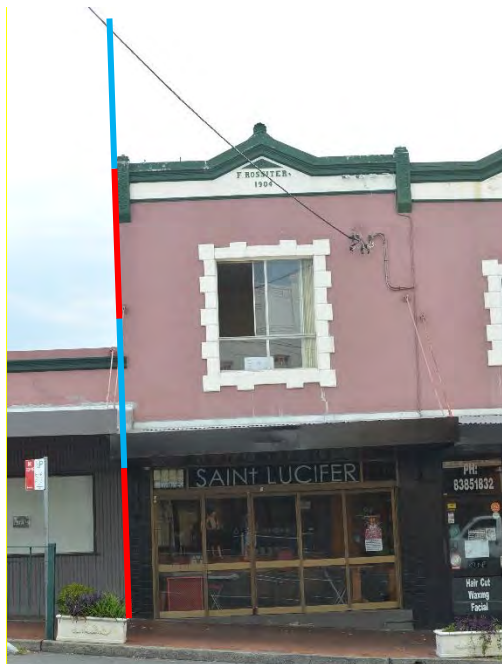


Figure 25: Measurement of 2.651 metres from ground level to the underside of the awning (represented by each alternating red/blue line)

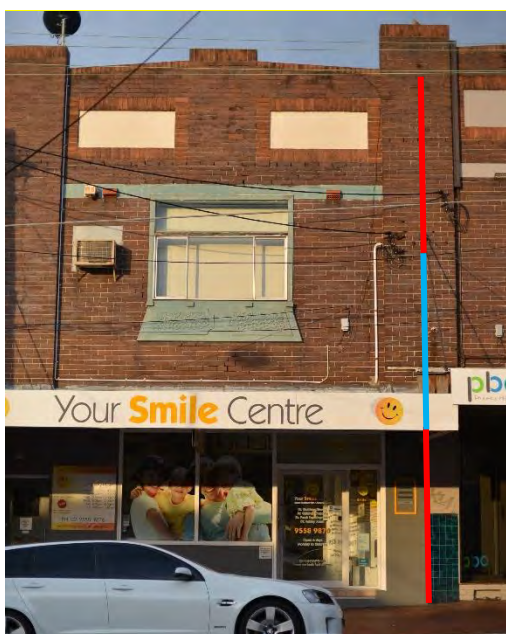


Figure 26: Measurement of 2.820 metres from ground level to the underside of the awning (represented by each alternating red/blue line)



Figure 27: Measurement of 3.447 metres from ground level to the underside of the awning (represented by each alternating red/blue line)

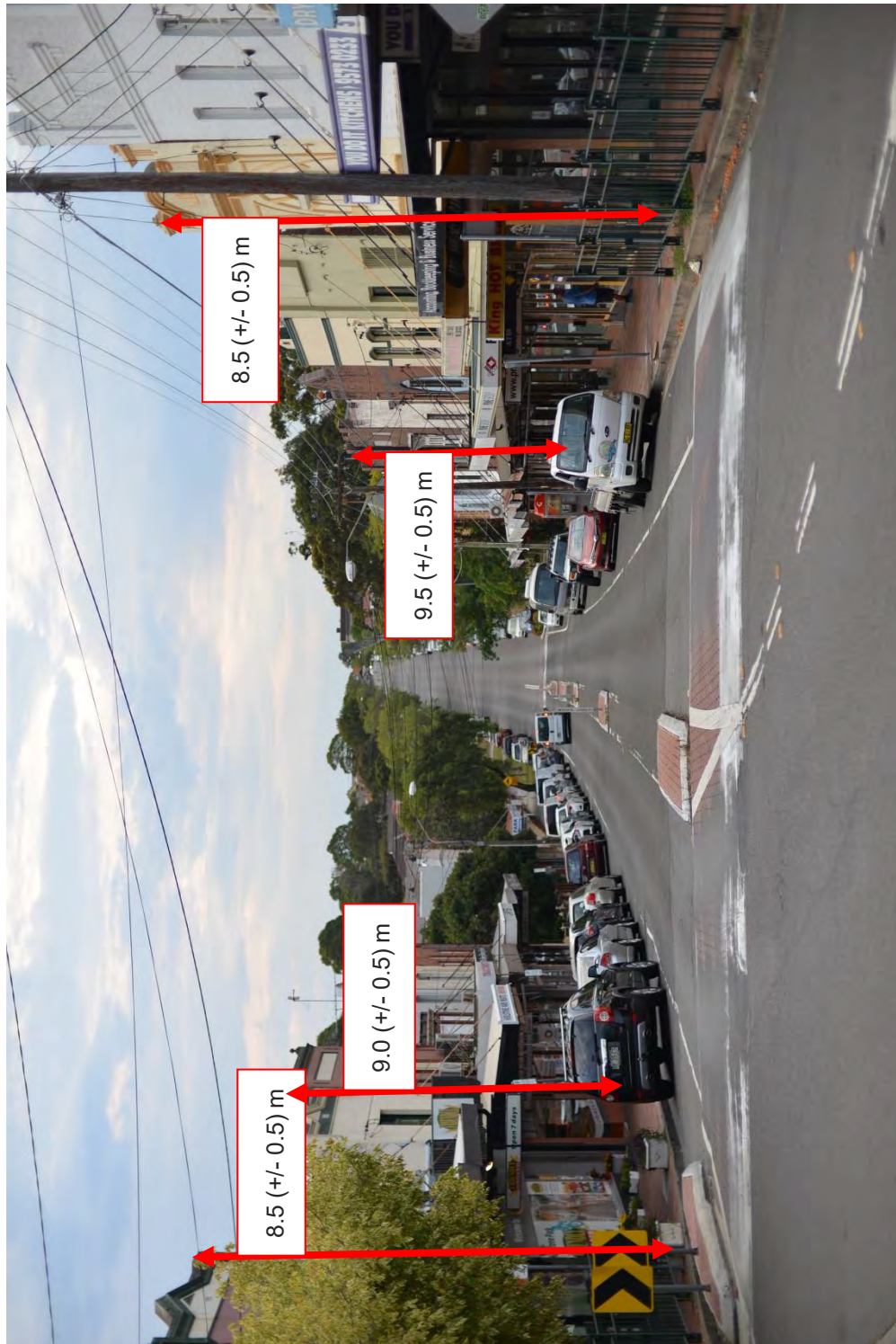


Figure 28: Approximate building heights along Crinan Street (ground level to top of parapet)



## 7.2. Vasiliades v Canterbury-Bankstown Council [2017] NSWLEC 1514

In September 2017, the Land and Environment Court (LEC) refused Development Application DA-560/2016 for the construction of a four-storey mixed use development comprising ground floor retail, basement parking and three levels of boarding rooms at 118 Duntroon Street and 36 Floss Street, Hurlstone Park. This is of relevance because of the location of these sites within Hurlstone Park town centre.

In the first instance, Council refused the application for the following reasons:

- The proposal was not compatible with the character of the local area;
- The building was out of context with the proposed heritage conservation area (HCA);
- The proposal exceeded the height limit for the site under the new, local environmental plan controls; and
- The access, parking and loading area will affect the amenity of adjoining properties.

These reasons were supported by the Court given that the fundamental issue in this appeal related to the prominence of the height of the building in the context of Floss and Duntroon Streets, which was considered uncharacteristic and having a detrimental impact on the streetscape. Therefore, the proposed development was considered inappropriate for its context and incompatible with the current and desired future character of the local area.

Considerations related specifically to the height of the proposed building, as addressed by Council, include:

- The proposed development having a detrimental impact on the significance of the proposed Floss Street HCA, Hurlstone Park town centre and the Hurlstone Park Railway Station;
- Impact of the development on the solar access of adjoining properties;
- Overshadowing of Hurlstone Park Railway station;
- The proposal sought a variation on height, but the required variation request was not included in the application; and
- The proposed development did not adequately respond to the unique circumstances of the site.

Accordingly, the Court decided the application warranted refusal based on the above grounds, including the fundamental issue of incompatibility of the proposal within the existing context. In detailing his findings, the Commissioner D M Dickson considers the matter of compatibility of a proposal and notes the guidance provided in Roseth SC in *Project Venture Developments* in the assessment of whether a development would be compatible. Roseth SC "considered that for a development to be compatible it is to be capable of existing together in harmony and is different to sameness. He stated at [22] it is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, the harmony is harder to achieve."

One of the two tests that Roseth SC suggested is:

*26 For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal's assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping. In special areas, such as conservation areas, architectural style and materials are also contributors to character.*

*27 Buildings do not have to be the same height to be compatible. Where there are significant differences in height, it is easier to achieve compatibility when the change is gradual rather than abrupt. The extent to which height differences are acceptable depends also on the consistency of height in the existing streetscape."*

*30 Conservation areas are usually selected because they exhibit consistency of scale, style or material. In conservation areas, a higher level of similarity between the proposed and the existing is expected than elsewhere. The similarity may extend to architectural style expressed through roof form, fenestration and materials.*

Commissioner Dickson utilised the framework in *Project Venture Developments* and states that:

*... I am not satisfied that the proposed building is compatible with the context of the site, is in harmony with the buildings around it, or the character of the street. I have formed this view on the basis of the following reasoning:*

*... it can be appropriate to have a building larger than a single storey on the site, and that 3 storeys is an appropriate form;*

*... the design and presentation of the fourth floor, as detailed in the plans before the Court, is uncharacteristic in the immediate context and the broader setting.*

*... the development does not achieve the objective of having "scale that this visually compatible with adjacent buildings an heritage buildings were this may require the height of the new development to (be) lower than the permitted height"*

*...*

*Currently the foremost building in the immediate context of the site is the tall parapeted building at 30 Floss Street (Consult Group building). I am satisfied that this building form, located at the top of a prominent rise, sets the datum for an appropriate maximum height for this group of buildings. The exceedance of this datum by the proposed building contributes to its lack of compatibility.*

*... the proposed development will compete and detract from the existing Consult Group building's prominence. This impact arises from the height of the building at a distant view, but also from its visibility at an oblique angle due to the orientation of the site.*

In stating his decision Commissioner Dickson states:

*On the basis of my findings at paragraph [68] I find that the development is not compatible and that the application warrants refusal on the grounds the development has a detrimental impact on the current and desired future character of the locality (pursuant to s 79C(1) (b) of the Act).*

### **7.3. Urban Design Analysis of Hurlstone Park Town Centre**

The Hurlstone Park Town Centre is characterised predominantly by two storey terrace shop buildings north of the railway line extending on Crinan Street, and a smaller cluster of shops south of the railway line. The centre is in a highly accessible position at the convergence of rail and road-based transport routes.

The existing character and subdivision pattern of the area around the railway station shown in Figure 29 is distinct and unique to Hurlstone Park. This is evident through a high proportion of early buildings mostly from the Federation period, which provide consistency at a level not evident elsewhere in the LGA, although the integrity of streets varies across the area and beyond. There is a cohesive low-scale and traditional development which gives this uniqueness and dominant historic character to the area. Views and vistas down from and up to the station along Crinan Street set the urban context and provide an extensive panorama to the north. The ends of the centre are also visually prominent.

The Planning Proposal exhibited in 2017 included most of the town centre within the Crinan Street Shops and Floss Street HCAs (some more modern or altered buildings were excluded). This was on the basis of the heritage assessment undertaken by Paul Davies. CPH's assessment is that this HCA designation is justified.



Figure 29: Hurlstone Park Town Centre aerial view demonstrating converging streets and heavy railway line (Source: Six Maps)

As outlined in Section 2.4 previously, the Hurlstone Park town centre is located within the Sydenham to Bankstown Urban Renewal Corridor. Recent changes in policy direction has meant the draft Sydenham to Bankstown Urban Renewal Corridor Strategy is to be a principle based high level strategy with Council leading the planning for the Hurlstone Park section of the corridor. The second draft of the Sydenham to Bankstown Urban Renewal Corridor Strategy saw recognition of the proposed HCAs and a significant reduction in dwelling number targets for Hurlstone Park from 1,000 to 100.

In general terms state and regional level strategic planning seeks to increase residential density in locations adjacent to major transport infrastructure and existing town centres to take advantage of high levels of accessibility and amenity. While Hurlstone Park is a Sydney Metro station precinct, it is also a centre with a high level of heritage significance as well as being one of the Council's smaller neighbourhood centres. This means that a different approach needs to be taken when considering growth and change in the centre. Protecting and reinforcing the character of this centre and maintaining the two storey 'street wall' established by the shopfronts need to be acknowledged as important urban design considerations for the Hurlstone Park town centre.

Council is proposing a reduction in building height in the centre where covered by an HCA from 14 metres to 11 metres. The intention of this height reduction was to achieve compatible additions to existing buildings in the centre and for new development covered by a draft HCA, by restricting maximum building height from four storeys to three storeys.

The Gateway determination for the Planning Proposal considered the strategic issue of the proposed reduction in building height (and therefore density), and determined it was of minor significance.

The centre has distinct northern and southern sides (divided by the railway line) each with different characteristics. Because of this it has been considered appropriate to undertake a separate assessment for each side.



### 7.3.1. Town Centre northern side of Railway Line

The northern side of the Town Centre is characterised predominantly by two storey terrace shop buildings extending along each side of Crinan Street between Hurlstone Park Railway Station and the Hurlstone Memorial Reserve. This creates a distinctive 'street wall' and visual frame for town centre's main street.

Based on the outcomes of the compatibility test evidenced in *Vasiliades v Canterbury-Bankstown Council*, the current permissible 14 metre maximum height (which would allow a four storey built form) has the potential to allow for a development that is incompatible with the context and is not in harmony with the buildings in the town centre or the character of the streets around it. Hence the resulting impact would be detrimental if the maximum building heights are not managed in consideration with the compatibility of any new development.

Comparative modelling has been undertaken to illustrate the impact of three storey and four storey development in this part of the town centre, noting that the draft HCA designation means that the existing predominantly two storey Federation shop buildings will be retained. As such three storeys development equates to a single storey addition, and four storey development to a two storey addition.



Figure 30: Illustrative example of Crinan Street shopfronts (eastern side) with single-storey additions applying setbacks based on the original main building front roof form shown in Figure 34 below. View is looking north from the Hurlstone Park Station.



Figure 31: Illustrative example of Crinan Street shopfronts (eastern side) with two-storey additions applying setbacks based on the original main building front roof form shown in Figure 34 below. View is looking north from the Hurlstone Park Station.





Figure 32: Illustrative example of Crinan Street shopfronts with single-storey addition. While the minimum front setback proposed is 6 metres, the setback is slightly greater in the modelling to coincide with the stepping down element of the side parapet for a better design outcome. View is looking south from the northern edge of the western side shops of Crinan Street.



Figure 33: Illustrative example of Crinan Street shopfronts with two-storey addition applying a slightly greater than 6 metres setback to coincide with the stepping down element of the side parapet as described in Figure 32. View is looking south from the northern edge of the western side shops of Crinan Street.



Figure 34: Aerial view of the northern side of railway line showing the overlaid 1943 (original) building main roof setbacks that were applied for the setbacks seen in Figures 30 and 31

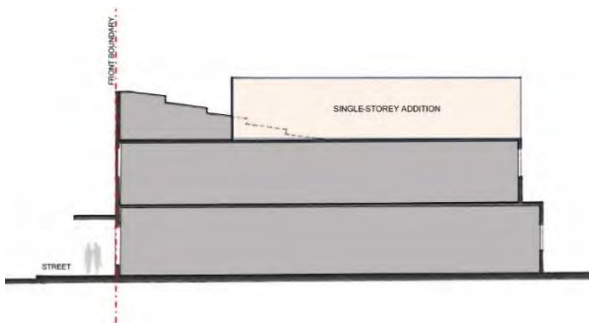


Figure 35: Sectional illustration of single-storey addition with appropriate front setback (a slightly greater than proposed minimum 6 metres front setback shown here in order to coincide with the stepping down element of the side parapet for a better design outcome).

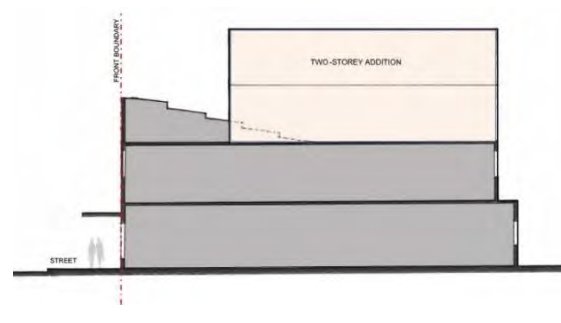


Figure 36: Sectional illustration of two-storey addition with appropriate front setback (a slightly greater than proposed minimum 6 metres front setback shown here in order to coincide with the stepping down element of the side parapet for a better design outcome).

The comparative modelling in Figures 30 – 33 above, clearly show the overwhelming impact of the four storeys bulk (created by a two storeys addition) versus three storey bulk (created by a single storey addition) with appropriate front setbacks applied for both. Single storey additions will have minor impact on the overall bulk and streetscape presentations of the shops, while the two storey additions will have a significant impact on the scale, proportions and streetscape presentations of the shops and will significantly change the character of the traditional shopping strip.

The modelling illustrated in the above images used different front setbacks for each side of Crinan Street. These will be the setbacks recommended for any future development.

For the western side of Crinan Street a minimum front setback of 6 metres is recommended. This is an appropriate minimum setback for upper level additions in this location. The modelling in Figures 32 and 33 however employed a slightly greater setback to take into account design considerations (reflecting real life practice) - as noted and described in the associated explanatory text. Even with the greater setback the four storey building option was not acceptable.

However, a 6 metres setback is not suitable for the shops on the eastern side of Crinan Street due to the unusual allotment shapes and placement of buildings. Therefore, it is more appropriate to have a setback line for this side of the Crinan Street shopping strip that is based on the principal building form (for the original front building roof form - see Figure 34). The depth of the original building front roof forms generally ranges between 7 metres and 9 metres.

The principal building form (original building front roof form) on the western side is generally setback by 9 metres but the modelling was made with a slightly greater than proposed minimum 6 metres setback to show the minimum appropriate front setbacks for upper level additions. Any further encroachment to the front boundary less than 6 metres would impact adversely the scale, proportions and character of the town centre.

It is noted that the minimum front setback in the draft Heritage DCP controls exhibited by Council that was proposed to apply for Retail and Commercial Buildings is 4 metres (but may be greater depending on site circumstances). It is considered that this minimum front setback control is not adequate in Hurlstone Park, and should be varied to reflect the analysis outlined above.

Based on the outcomes discussed above, in achieving a compatible new development within the town centre, it is important that a design approach where upper levels are appropriately set back from the street boundary should be implemented to reduce the visual effect on the existing distinctive urban character and setting of the centre when viewed from the public realm (i.e. from Crinan Street at footpath level). The commercial properties within the centre also have a depth of some 40 metres, providing sufficient depth to articulate building height between the front and rear of those properties. While the topography of the street would make it difficult to conceal upper level development entirely, establishing appropriate setbacks as



discussed would ensure that the existing traditional shopping strip street wall retains its prominent character as the defining framing element of the streetscape. Effective management of design quality would also ensure that new upper level development was complementary to the original form and in sympathy with the heritage context.

According to the height study provided previously in this report, some existing facades are in the order of 9-10 metres in height. A 3 storeys building that comprises a retains an existing 2 storey shop building with a single storey upper level extension will have a height of 10-11 metres (assuming a floor to floor height of 3.1 metres and allowing an additional 1.5 metres for additional floor to ceiling height of the existing floors).

The distribution of building bulk and design quality of an upper level additions as well as their relationship to the existing form can be effectively managed by establishing the necessary design controls via a DCP. Appropriately located and finished additions with a high level of design quality, can serve to complement and highlight the character of the existing built form.

Given consideration to the difficulty in achieving a visually compatible development within the existing historic, unique and valued neighbourhood character of the Hurlstone Park town centre, as evidenced and tested in *Vasiliades v Canterbury-Bankstown Council*, it is recommended that Council maintains its position in regarding reducing building height for the area.

Recognising the existing heritage character of the centre, suitable measures should be incorporated into the DCP to appropriately manage streetscape impacts of building bulk in relation to the heritage and character of the centre. Potential measures as discussed previously in this report may include:

- Implementing the recommendations made in this report.
- Requiring setbacks in line with the modelling outcomes discussed above (i.e. minimum 6 -metres setback for western side shops and setting a setback line shown at Figure 34 for the eastern side shops) for any new development above original envelopes so that original scale and parapets are not overwhelmed and to maintain the integrity and dominance of the existing traditional street wall;
- Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views by considering the guidelines provided in the joint Heritage Council of NSW publications titled *Design In Context* and *Design Guide for Heritage*;
- Requiring any new proposal which seeks to replace a non-contributory building to adopt a maximum 2 storey plus parapet street wall. Any development above should be setback appropriately from the street wall and be limited to single storey; and
- Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing. Reference should be made to the above noted publications in this regard.

Excerpts from the Marrickville DCP 2011 have been provided in Attachment C as a guide as it contains comprehensive controls for the appropriate development of heritage shopfronts. These controls address issues of form, scale, setbacks and design which may be appropriate for Hurlstone Park.

### **7.3.2. Town Centre southern side of Railway Line**

The characteristics of the town centre on the south side of the railway station are relatively different to the northern side. It contains a much small number of shops of a less uniform nature and lacks a distinct main street. The difference is also due to the topography, although the historic subdivision pattern remains intact together with the majority of the low-scale development fronting the station. In relation to maximum building heights, it was determined that the overall character of this area is less commercial in nature.

It is also clear that the southern side has a landmark building 'The Chambers' at 30 Floss Street, which was considered in the *Vasiliades v Canterbury-Bankstown Council* appeal decision as setting the maximum building height for this area. The building's location, directly opposite the central thoroughfare of Crinan

Street and at an elevated point which overlooks the adjacent commercial centre, implies that it is intended to be a prominent and iconic building within the Hurlstone Park commercial/railway precinct.

The setback for the southern side is based on the exposure of the 30 Floss Street embellished front portion rather than on the principal building form of the adjoining buildings. The front roof form of 28 Floss Street has already been modified. 32-34 Floss Street have almost flat roofs while the roofing of 32 Floss Street appears to be relatively new. A minimum 6 metres front setback should be applied to any additional level to provide an appropriate level of setback and for consistency across the town centre, in particular with the western side of Crinan Street.

In order to maintain the landmark attributes and architectural quality of the building, the DCP controls should specify that 30 Floss Street could not accommodate any vertical additions beyond the height of the parapet line, and any single storey additions at 28 and 32-34 Floss Street on either side, should be setback beyond the front embellished and parapeted section of "The Chambers" building as shown in Figure 38.

Embellishment on its northern, western and eastern facades further suggests that the building was designed to be viewed from all approaches. Any single-storey additions to 28 and 32-34 Floss Street would therefore need to consider views toward 30 Floss Street. This could be achieved by:

- The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38.
- The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building.
- The existing front setback of 26 Floss Street could be brought forward to the street boundary but the maximum height for this property (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics.
- The existing house at 26 Floss Street can be demolished and replaced with a commercial development consistent with the B2 zone provided that any internal and external intact elements such as fireplaces and floorboards (if any), windows and doors are salvaged and recycled at a second-hand conservation warehouses/shops. The existing house is not considered to be an exemplar or intact for its period and style.
- The new controls for 26 Floss Street deal with the submissions received concerned about the maximum building height for this property not being in keeping with the remainder of the centre on the southern side.



Figure 37: Suggested minimum 6 metres front setbacks to single-storey additions at 26-28 and 32 - 34 Floss Street, and 118 Duntroon Street, Hurlstone Park (indicated by orange line and red shading titled 'Single-storey building zone' (Source: Nearmap 2018)





Figure 38: Appropriate maximum building height for properties at 26, 28, 32-34 and 36 Floss Street and 118 Duntroon Street is set by the top cornice of “The Chambers” building at 30 Floss Street as indicated by the red line in the above image. The maximum height for the single-storey building zone (including parapets) is set by the cornice below the first-floor façade’s window sill as indicated by the orange line. Extent of the side elevation(s) and front façade of the “The Chambers” Building that must be maintained exposed and uninterrupted is highlighted in orange shading.

## 8. REQUESTS FOR LISTINGS

### 8.1. Assessment

The below section presents an assessment of individual properties for which a request for listing was received. In the absence of additional research, a recommendation for listing cannot be made. Where a property has been assessed to represent:

- an outstanding example technically;
- an outstanding example aesthetically; or
- a high level of cohesion with neighbouring dwellings



it has been recommended that additional historical research be undertaken so as to explore the potential for listing.

An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one of the following criteria:<sup>5</sup>

- a) *an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- b) *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*
- c) *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*
- d) *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*
- e) *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- f) *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- g) *an item is important in demonstrating the principal characteristics of a class of NSW's*
  - *cultural or natural places; or*
  - *cultural or natural environments.**(or a class of the local area's*
  - *cultural or natural places; or*
  - *cultural or natural environments.)*




<sup>5</sup> 'Assessing Heritage Significance', 2001, NSW Heritage Office



Acton Street	Assessment
<p>56</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed.</p> <p><b>Paul Davies Assessment:</b> Contributory within Melford Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation architecture</li> <li>Does not satisfy criteria for individual listing</li> </ul>
Barton Avenue	Assessment
<p>1</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed on the basis of its intactness and coherence.</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies <i>Criteria c</i>) and, if contemporaneity could be demonstrated, <i>a</i>) and/or <i>g</i>)</li> </ul>




Barton Avenue	Assessment
<p>3</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)</li> </ul>
<p>5</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)</li> </ul>
<p>6</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)</li> </ul>



Barton Avenue	Assessment
<p>8</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)</li> </ul>
<p>10</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)</li> </ul>
<p>12</p> 	<p><b>Submission Notes:</b> Recommends that property be heritage listed</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) or potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 &amp; 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)</li> </ul>




Duntroon Street	Assessment
<p><b>45</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for individual listing</li> </ul>
<p><b>49/51</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with reversible unsympathetic alterations/modifications</li> <li>Does not satisfy criteria for listing</li> </ul>
<p><b>63</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Duntroon Street	Assessment
<p>71</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Hampden Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) or potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Further research is recommended to ascertain whether this property represents a rare corner-style Federation dwelling. If so, listing is recommended on the basis that it satisfies Criteria c) and f)</li> <li>Now buffered by additions to HCA</li> </ul>
Dunstaffnage Street	Assessment
<p>9</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>10</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Melford Street North HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Dunstaffnage Street	Assessment
<p><b>11A</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA)</p> <ul style="list-style-type: none"> <li>Upgrade to contributory status recommended - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p><b>14</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Melford Street North HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - low-medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p><b>16</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Melford Street North HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>

Dunstaffnage Street	Assessment
<p>18</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Non-contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Does not satisfy criteria for contributory status</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>19</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>23</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>



Dunstaffnage Street	Assessment
<p>25</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>31</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example Californian Bungalow architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
Fernhill Street	Assessment
<p>4</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - low-medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>




Fernhill Street	Assessment
<p>6</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>8</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>9</p> 	<p><b>Submission Notes:</b> Part of a general request for listing</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Inter-war/Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Fernhill Street	Assessment
<p>10</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>16</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>22</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Fernhill Street	Assessment
<p>23</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with reversible unsympathetic alterations/ modifications</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>24</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>34</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>




Fernhill Street	Assessment
<p>35</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with reversible unsympathetic alterations/modifications</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>36</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>37</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Upgrade to contributory status is recommended - high integrity example of an Inter-war period apartment dwelling</li> <li>Does not satisfy criteria for listing</li> </ul>






Fernhill Street	Assessment
<p>41</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with unsympathetic rear addition</li> <li>Does not satisfy criteria for listing</li> </ul>
Floss Street	Assessment
<p>5</p> 	<p><b>Submission Notes:</b> Over 100 years old and retains many original features, including moulded plaster ceilings, stained glass windows and a largely intact front façade.</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>74</p> 	<p><b>Submission Notes:</b> Montgomery Place' is a complex of townhouses dated to the 1970s and is an excellent urban development.</p> <p><b>Paul Davies Assessment:</b> Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Non-contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Does not satisfy criteria for listing</li> </ul>




Marcia Street	Assessment
<p>1</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>5</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>6</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Californian Bungalow-style architecture</li> <li>Does not satisfy criteria for listing</li> </ul>



Marcia Street	Assessment
<p>7</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>9/11</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium integrity example of Inter-war period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
Railway Street	Assessment
<p>2</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Inter-war period cottage architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Railway Street	Assessment
<p>4</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Inter-war period cottage architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>6</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Inter-war period cottage architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>8</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Inter-war period cottage architecture</li> <li>Does not satisfy criteria for listing</li> </ul>




Railway Street	Assessment
<p>10</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Inter-war period cottage architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
Short Street	Assessment
<p>1</p> 	<p><b>Submission Notes:</b> Landmark example of a local Federation house.</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
Wallace Avenue	Assessment
<p>1</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Wallace Avenue	Assessment
<p>2</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>3</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within 'Duntroon Street' HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Satisfies <i>Criteria c)</i> and further research is recommended for potential individual listing</li> </ul>
<p>5</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Satisfies <i>Criteria c)</i> and further research is recommended for potential individual listing</li> </ul>

Wallace Avenue	Assessment
<p>7</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - low-medium integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p>10</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Satisfies <i>Criteria c)</i> and further research is recommended for potential individual listing</li> </ul>
Woodside Avenue	Assessment
<p>2</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>



Woodside Avenue	Assessment
<p><b>3</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Inter-war period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p><b>5</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Inter-war period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
<p><b>6</b></p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>






Woodside Avenue	Assessment
<p>8</p> 	<p><b>Submission Notes:</b> Part of a general request for listings</p> <p><b>Paul Davies Assessment:</b> Contributory within Duntroon Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period architecture</li> <li>Does not satisfy criteria for listing</li> </ul>
Shops and other Buildings	Assessment
<p><b>Greek Café, 712-718 New Canterbury Road</b></p> 	<p><b>Submission Notes:</b> Concern that these properties may be demolished.</p> <p><b>Paul Davies Assessment:</b> Paul Davies' letter to Council (7 November 2016) ruled out the listing of this site on the grounds that: <i>We considered the buildings nominated and made a decision that even though they had some heritage value, they were not outstanding, rare or of high quality and did not justify an individual heritage listing nor did they form part of a precinct.</i></p> <p><b>CPH Assessment:</b> Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity example of Federation period shopfronts</li> <li>These properties are not outstanding or rare examples of Federation architecture which do not satisfy the relevant criteria for local heritage listing.</li> </ul>
<p><b>Shop frontages at 28-34 Floss Street</b></p> 	<p><b>Submission Notes:</b> Requested that these be protected as they are generally unchanged since the Federation period.</p> <p><b>Paul Davies Assessment:</b> Contributory within Floss Street HCA (Appendix A)</p> <p><b>CPH Assessment:</b> Contributory within Starkey Street HCA (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity examples of late Federation period shopfronts</li> <li>Has potential to satisfy criteria for listing with further research.</li> <li>See discussion in Section 8.2.2.</li> </ul>

Shops and other Buildings	Assessment
<p><b>Shop frontages at Crinan Street</b></p> 	<p><b>Submission Notes:</b> Requested that these be protected as they are generally unchanged since the Federation period</p> <p><b>Paul Davies Assessment:</b> Contributory within Crinan Street Shops HCA (Appendix A)</p> <p><b>Justification:</b> <i>The shop/residence at No. 13 Crinan Street was built 1913 on a 1911 subdivision, the Fernhill Station Estate, and was operated initially as a shoe store with residence above 1913-1941. The shop/residence at No. 15 Crinan Street was built 1915 on a 1911 subdivision, the Fernhill Station Estate, by local builder Frederick Rossiter, and was initially leased out. The shop was sold in 1922 to Frederick Skelton. In 1927 the Skeltons moved the Hurlstone Park post office agency and drapery to No. 15, where it operated until 1950. The shopfront at No.15 appears to date from 1927 when the Skeltons moved the Post office agency and drapery store into the premises, as it features painted gold signage in the top hamper over the recessed entry reading "Drapery and Mercery" (Hurlstone Park HA Study (2016), p.33)</i></p> <p><i>The shops (13 &amp; 15 Crinan Street) are considered to be "Contributory" buildings within the draft Crinan Street Shops Heritage Conservation Area, but not considered to be of a level of significance, historically or aesthetically, which would warrant local heritage listing as individual heritage items.</i> (Hurlstone Park HA Study (2016), p.33)</p> <p><b>CPH Assessment:</b> Contributory within Crinan Street Shops HCA (Appendix B)</p> <p><b>Justification:</b></p> <ul style="list-style-type: none"> <li>Contributory status justified - high integrity examples of Federation period shopfronts</li> <li>Although the Crinan Street shopfronts present a cohesive streetscape which dates to the early 20th century, they do not satisfy the relevant criteria for local heritage listing.</li> </ul>



Shops and other buildings	Comments
<p><b>Shop frontages at 102 Canterbury Road</b></p> 	<p><b>Submission Notes:</b> Requested that these be protected as they are generally unchanged since the Federation period.</p> <p><b>Paul Davies Assessment:</b> Contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b></p> <p>Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> <li>Contributory status justified - medium-high integrity example of Federation period shopfronts</li> <li>Has potential to satisfy criteria for listing with further research</li> <li>These shopfronts will form part of the Canterbury Road Corridor Review and will therefore require analysis within the context of new and surrounding development</li> </ul>
<p><b>Former Masonic Hall, 65-69 Duntroon Street</b></p>   	<p><b>Submission Notes:</b></p> <p>Requested that this building to be listed as a heritage item or at least be included within the Duntroon Street HCA because:</p> <ul style="list-style-type: none"> <li>The building dates to 1907 and, whilst the Duntroon St façade is modified, the remainder is in good condition</li> <li>Was used by freemasons for an extended period and is an important part of the social history of the area.</li> <li>'If there is no heritage conservation or restriction to this site it leaves open the possibility that the development will be disproportionate to the heritage and conservation limits of the houses surrounding the Hall property. This would substantially compromise the intention and effect of the heritage and conservation benefits derived from the heritage and conservation zoning of the surrounding houses.'</li> </ul> <p><b>Paul Davies Assessment:</b></p> <p>Non-contributory (not within an HCA) (Appendix A)</p> <p><b>CPH Assessment:</b></p> <p>Potential listing within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>An upgrade to contributory status is not recommended, as the social values of this building do not align with the statement of significance for the HCA</li> <li>Building with substantial unsympathetic modifications. The building does not therefore satisfy <i>Criteria c) or g)</i>.</li> <li>The building has the potential to satisfy <i>Criteria a)</i> on the basis that it functioned as a Masonic hall, as indicated on the plaque erected on the Duntroon Street façade. Inspection of the building fabric suggested that a significant component of the original fabric remains beneath the later (1981?) modifications.</li> <li>The associative and social values of the property are attested by the submissions (<i>Criteria b)</i> and <i>d)</i>). The site has also functioned as a community church.</li> <li>Further research should be undertaken to establish whether this property meets the criteria for heritage listing.</li> <li>See further discussion in Section 8.2.4.</li> </ul>

Shops and other buildings	Comments
<p><b>Siddha Yoga Ashram, 50 Garnet Street</b></p>   	<p><b>Submission Notes:</b></p> <p>Requested that this building be listed as a heritage item because:</p> <ul style="list-style-type: none"> <li>It has been an ashram since 1983</li> <li>It was formerly the NSW Protestant Federation Children's Home (1921-1983)</li> <li>'Ongoing institutional use makes the property an important part of Hurlstone Park's social history.</li> </ul> <p><b>Paul Davies Assessment:</b></p> <p>Not within an HCA (Appendix A)</p> <p><b>Justification:</b></p> <p><i>The Protestant Children's (or Girl's) Home was opened in 1921 by John Thomas Ness. Ness (1872-1947) was the MLA for the district between 1922-1938, and alderman of Marrickville Council between 1908 and 1922 (and mayor). Ness formed the NSW Protestant Federation, and was its Chief President from 1920 to 1925. The institution was a home for girls mostly from single parent families, and at one time there were 90 girls in care. The original premises at 50 Garnet Street was a large two-storey house named "Tinonoe". This was altered and added to in 1947. From the mid-1970s boys were admitted also. (Hurlstone Park HA Study (2016), p.49)</i></p> <p><i>Not recommended for heritage listing, due to extensive alteration of buildings. The buildings no longer provide evidence of the history of the site. (Hurlstone Park HA Study (2016), p.49)</i></p> <p><b>CPH Assessment:</b></p> <p>Heritage item within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> <li>Social significance attested by submissions - continued institutional function.</li> <li>The 1947 alterations and additions to the 'Tinonoe' building remain intact. Other buildings on the site date to a similar period, so that the overall architectural character is mid-20th century, as opposed to Federation period, which does not correspond with its historical significance as a former children's home.</li> <li>Does not satisfy the relevant criteria for local heritage listing.</li> <li>See further discussion in Section 8.2.5.</li> </ul>

## 8.2. Discussion

The NSW Heritage Manual guidelines establish that a site warrants heritage listing when it fulfils one or more of the seven significance assessment criteria of local heritage significance. The above review (Section 8) identified a number of additional potential heritage items. Of those submissions received by HPA, the following determinations were made:

### 8.2.1. 712-718 New Canterbury Road

In response to requests for an Interim Heritage Order (IHO) for the shopfronts at 712-718 New Canterbury Road in 2016, Paul Davies Pty Ltd provided an advice letter to Council, which assessed these properties as 'not of sufficient heritage value to support listing as heritage items' on the basis that they were not 'outstanding, rare or of high quality'; either individually or as part of a precinct.<sup>6</sup> CPH agrees with this assessment. While the shopfronts at 712-718 New Canterbury Road are high integrity examples of Federation-era architecture (Figure 39), they are neither exceptional or rare examples within the context of Hurlstone Park. The streetscape which surrounds them has been significantly modified, so that they no longer derive their significance from their urban context. As such, it is not recommended that the shopfronts at 712-718 New Canterbury Road be considered for heritage listing.



Figure 39: Comparison between 712-718 Canterbury Road (indicated with red arrows) today (left) and a photograph dating to 1954 (right) indicates that the building has retains a high level of integrity

### 8.2.2. Shop frontages at Floss Street

The shop frontages at 28-32 Floss Street are currently proposed contributory items within the Floss Street HCA. These properties do not appear to have been considered for heritage listing in the HP HA Study. 30 is a highly intact example of a Federation-era commercial building with a number of unsympathetic, though minor, alterations. 28 and 32, though more modest single-storey examples, contribute to the aesthetic of the group. The roof form of all three structures appears to have remained relatively unchanged (Figure 40). The prominent location of these three commercial buildings, overlooking the Hurlstone Park railway station, accounts for their perceived social significance within the Hurlstone Park community, as reflected in the submissions. A brief history for the group is provided in the Floss Street HCA inventory form contained within the HP HA Study: Stage 2, which suggests that they were constructed between 1912-1916. It is recommended that more comprehensive heritage assessment of these buildings be undertaken to ascertain whether they meet the criteria for heritage listing.

<sup>6</sup> Letter to City of Canterbury Bankstown Council re. 712-718 New Canterbury Road, Hurlstone Park, 07 November 2017, Paul Davies Pty Ltd.



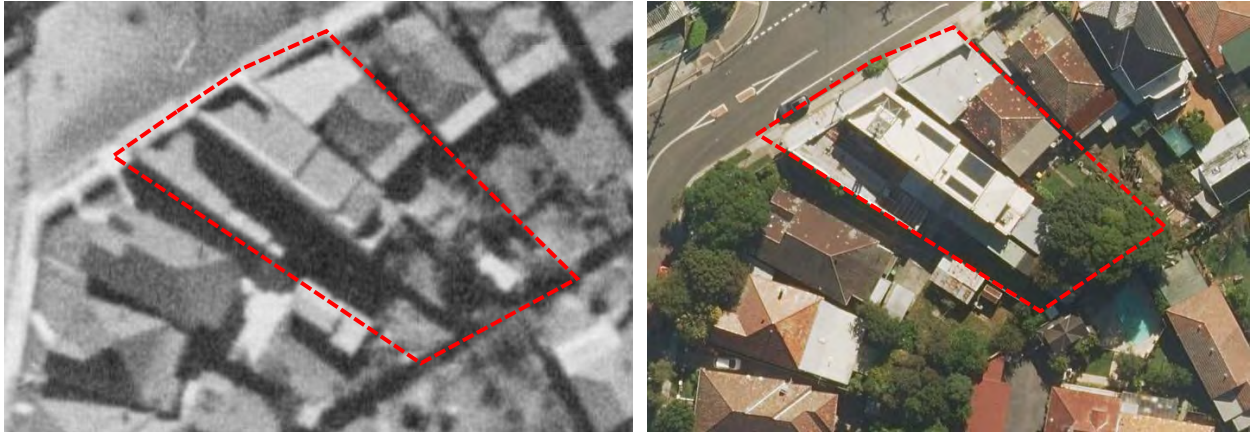


Figure 40: Aerial images from 1943 (left) and today (right) indicate that the roof form of 28-32 Floss Street remains relatively unchanged (Source: SIX Maps 2018)

### 8.2.3. Shop frontages at Crinan Street

These Federation-era shopfronts, including 13 and 15, were specifically considered for listing within the HP HA Study: Stage 2 report. While it is generally agreed that these collectively contribute toward a cohesive historical streetscape, they are neither aesthetically or technically remarkable in isolation. There is no indication that 13 and 15 passed through the ownership of individuals of note to the history of Hurlstone Park, nor that they facilitated industries which were essential to its development. As such, the proposed contributory status of these properties within the Crinan Street HCA is considered sufficient.

### 8.2.4. Former Masonic Hall, 65-69 Duntroon Street

An upgrade to contributory status for the property at 65-69 Duntroon Street is not recommended, as the building is identified on the basis of its historical and social values, which do not align with those of the HCA. The property satisfies *Criteria b)* and *d)* on the basis of its history as a Masonic Hall from 1907 - 2015. The building has since been used as a dance studio and community hall. The significance of this is attested by a plaque which is mounted on the eastern façade of the building. Although it is acknowledged that this is a building with substantial unsympathetic modifications, analysis of aerial photographs (Figure 41) and onsite-inspection (Figure 42) revealed that a large component of the original building may still be present beneath the more recent additions and alterations. The site may therefore have the potential to also satisfy *Criteria a)* and *d)*. It is recommended that further research be undertaken to establish whether this property meets the relevant criteria for heritage listing.



Figure 41: Aerial images from 1943 (left) and today (right) indicate that the roof form has remained relatively unchanged with the exception of a northern addition (Source: SIX Maps 2018)



Figure 42: Components of the original 1907 Masonic Hall are still visible from the southern façade (indicated with red arrows)



### 8.2.5. Siddha Yoga Ashram, 50 Garnet Street

The Siddha Yoga Ashram at 50 Garnet Street is not currently proposed for listing on the basis of 'extensive alteration of the buildings... (so that they) no longer provide evidence of the history of the site.'<sup>7</sup> This assessment was made based on aerial photographs and a site inspection, which identified significant changes in the roof form and overall fabric since 1904. CPH's assessment confirmed these observations. Aerial photographs indicate significant changes in the roof form (Figure 43). The former girls' home ('Tinonoe') retains its heavily modified 1947 appearance (Figure 44) and other structures on the site appear to date to a similar period. On the basis that the historical significance of the site, which relates to its original function as a children's home, is no longer reflected in its fabric, it is not recommended that the site be considered for heritage listing.



Figure 43: Aerial photographs which demonstrate changes in the roof form between 1943 (left) and today (right) (Source: SIX Maps 2018)



Figure 44: 1947 additions to the original 1906 structure (left) remain relatively intact today (right) (Source of left image: City of Canterbury Local History Photograph Collection)

<sup>7</sup> Hurlstone Park Heritage Assessment Study: Stage 2 (2017), Paul Davies Pty Ltd, p.43

## 9. CONCLUSIONS AND RECOMMENDATIONS

This Heritage and Urban Design Review has considered five key issues, as raised in the submissions received by Council in response to the Hurlstone Park Planning Proposal and draft DCP amendments exhibited in June-July 2017. This section details conclusions and recommendations in relation to these.

### 9.1. Objections to proposed listings

In respect of the requests for a new HCA south of the railway:

- 66, 68, 70, 72, 76 and 78 Crinan Street: The Crinan Street group satisfies *Criteria c)* and *g)* for local heritage listing.
- 109 Duntroon Street: The existing contributory status of this property should be retained as it does not satisfy the criteria for listing.
- 128 Duntroon Street: The existing contributory status of this property should be retained. Unless historical research should demonstrate that the existing dwelling was purpose-built for a dairy, the site does not satisfy the criteria for listing.

In summary, CPH recommends that the Crinan Street group be progressed for heritage listing.

### 9.2. Review of HCA boundaries

In respect of the review of proposed draft HCA boundaries (Section 5), it is recommended that:

- Melford Street and Melford Street North HCA's be amalgamated with CPH proposed additions, to create a newly revised 'Melford Street HCA (revised)' (Section 5.2);
- Duntroon Street and Hampden Street HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Duntroon Street HCA (revised)' (Section 5.3);
- Floss Street HCA be included with CPH recommended additions, to create a new 'Starkey Street HCA' (Section 5.4);
- Tennent Parade HCA retain its current boundaries (Section 5.5); and
- Crinan Street Shops HCA retain its current boundaries (Section 5.6), with the exception of 85-87 Duntroon Street, which is to be included in the newly proposed Duntroon Street HCA (revised).

In summary, CPH recommends that the revised HCA boundaries, as detailed in Section 5 of this report, be adopted so as to retain the uniquely cohesive architectural and historical character of Hurlstone Park.

### 9.3. New HCA south of the Railway line (HCA-D)

In respect of the requests for a new HCA south of the railway, it is recommended that:

- A HCA be created south of the railway with the boundaries as depicted in Figure 22;
- The new HCA be named 'Railway Street HCA'; and
- A new SHI form and character statement be prepared.

### 9.4. Maximum building heights (in B2 Zones)

Following the site inspections on 23-24 November 2017, the subsequent field survey on 15 January 2018, and the findings of the Urban Design Analysis (Section 7.3) the following recommendations are made:

- Maximum building heights within the commercial B2 zones:
  - Implementing the recommendations made in this report;

- Requiring setbacks in line with modelling outcomes (i.e. minimum 6 metres setback for western side shops and setting a setback line for the eastern side shops) for any new development above original envelopes. This is so that the original scale and parapets are not overwhelmed and the integrity and dominance of the existing traditional street wall is maintained;
  - Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views;
  - Requiring any new proposal which seeks to replace a non-heritage listed or uncharacteristic building to have a maximum 2 storey plus parapet street wall. Any development above should be setback from the street wall; and
  - Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing.
- That DCP controls specify the following in relation to building heights within the commercial (B2) zone to the north of the railway:
  - shopfronts along Crinan Street can accommodate one additional (third) storey only;
  - additions to shopfronts along Crinan Street should have appropriate setbacks as seen in Figures 34-38; and
  - additions to shopfronts along Crinan Street should comply with DCP controls similar to those contained in the Marrickville DCP 2011 provided in Appendix C of this report;
- That DCP controls specify the following in relation to maximum building heights within the commercial (B2) zone to the south of the railway:
  - The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38;
  - The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building; and
  - The maximum height for 26 Floss Street (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics; and
- That DCP controls incorporate similar controls to those contained in the Marrickville DCP 2011, as contained in Appendix C of this report.

## 9.5. Requests for listings

In respect of the requests for listings it is recommended that further research be undertaken, to determine whether the following properties satisfy the relevant criteria for listing:

- Shop frontages at 28, 30 and 32-34 Floss Street
- Former Masonic Hall, 65-69 Duntroon Street

Further to the above, CPH recommends that research be undertaken, so as to determine whether the following additional properties satisfy the relevant criteria for listing:

- Barton Avenue houses group (1, 3, 5, 6, 7, 8, 10 & 12)



- 3, 5 and 10 Wallace Avenue

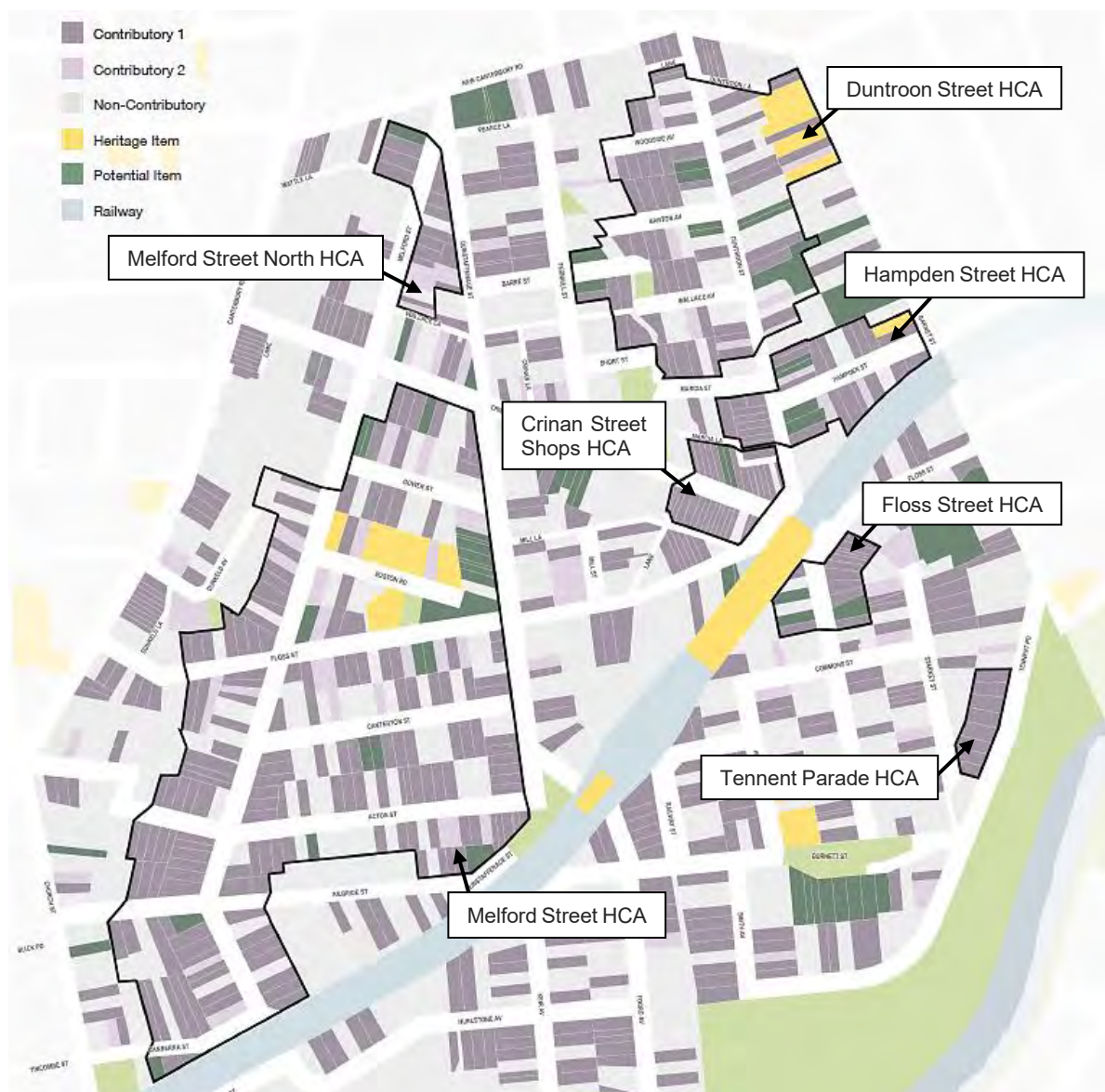
## **9.6. Additional Recommendations**

The following additional recommendations are made in respect of the heritage values of Hurlstone Park and its properties therein:

- A Conservation Management Strategy be prepared for the proposed heritage item 'Worked quarry faces' at 76-80 Garnet Street in order to ensure that any future development at the site considers both its heritage values and proximity to the newly proposed Starkey Street HCA; and
- The status of the following properties be upgraded from non-contributory to contributory:
  - 49/51 Duntroon Street
  - 11A Dunstaffenage Street
  - 7 Canterton Street
  - 23, 35, 37 and 41 Fernhill Street

# APPENDIX A

## Draft HCAs Overview Map



## APPENDIX B

### City Plan Heritage Recommended HCAs



## APPENDIX C

### Marrickville DCP controls

As a guide, the Marrickville DCP 2011 contains comprehensive controls for the appropriate development of heritage shopfronts. These address issues of form, scale, setbacks and design which may be appropriate for Hurlstone Park.

#### 5.1.3.3 Massing and Setbacks

C3) Where whole existing contributory buildings or the street fronting portion of the existing contributory buildings are retained there must be no additions to the existing building mass within the front 6 metres of the building, except for 0.9 metres roof projection of the topmost dwelling occupancy level.

C4) Development involving third storey alterations and additions to retained two storey contributory buildings:

- Must not be visible when viewed from 1.8 metres above the footpath pavement on the edge of the road reserve on the opposite side of the street to the building or obliquely from 30 metres either side of the site.

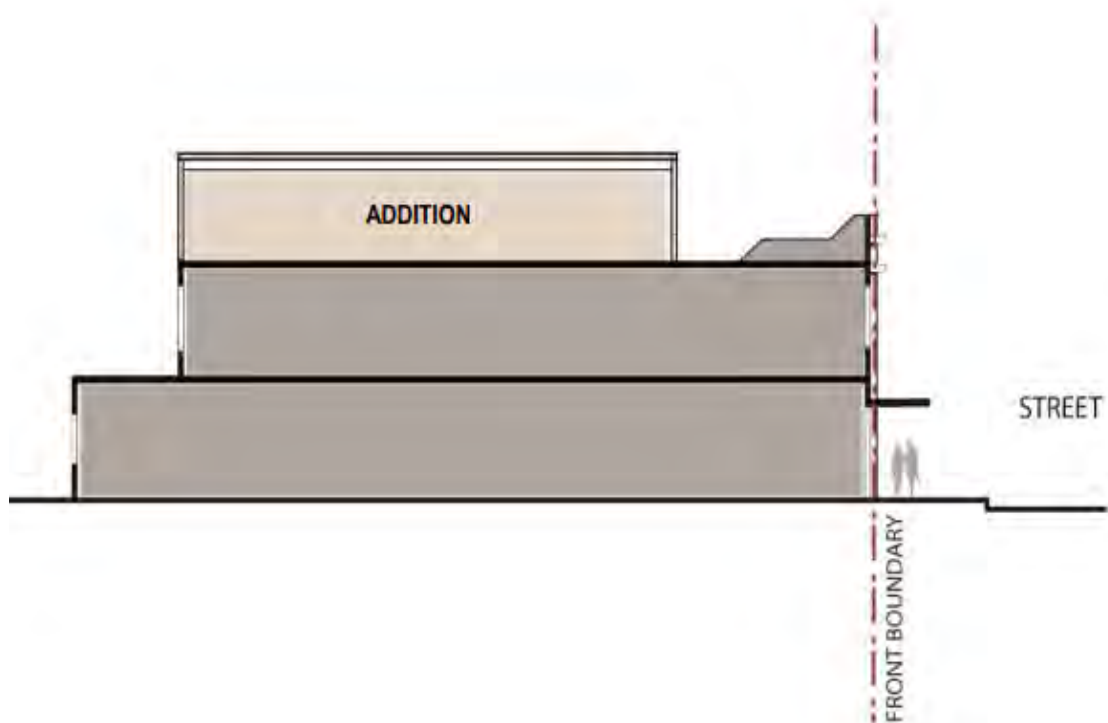


Figure 45: Illustration of appropriate scale of additions and setbacks for Crinan Street shopfronts (Source: Marrickville DCP 2011, Part 5: Commercial and Mixed-use Development, p.4)



#### 5.1.4.1 Building Frontages

C28) The street front portion of the building mass must be designed to maintain or emphasise the street front portion of the building mass as the continuous dominant element in the streetscape.

C29) Building levels above the street front portion of the building mass that are visible in the streetscape must be visually subservient as a complementary backdrop to the street front portion of the streetscape.

C32) Where the existing building on a property makes a positive contribution to the character of the streetscape and broader townscape, as a minimum, the front portion of the building (being the front most original structural bay where this is intact) must be retained.

C33) Development of the front portion of a contributory building is limited to minor alterations and additions involving minor internal changes and external restoration and reconstruction (where there is reasonable evidence to establish the original design), as appropriate, consistent with the period and style of the building. Development must retain existing floor levels and must not create voids behind the front façade.

#### 5.4.2.2 Characteristics



Figure 46: Primary defining elements of a heritage shopfronts including: C) recessed balconies; D1) window patterns, proportions and details; D2) bay windows; E) shopfronts; F) parapets profiles and details; and G) awning alignment, stays, fascias and soffits (Source: Marrickville DCP 2011, Part 5 - Commercial and Mixed-use Development, p.34)



#### 5.4.2.3 Design Guidelines

Design should:

1. Avoid amalgamating sites that would affect interpretation of the existing subdivision of shop premises;
2. Retain the prevailing street wall height, distinctive parapet patterns or ridgelines against the sky;
3. Maintain the retail shop character and fine urban grain;
4. Maintain and enhance pedestrian amenity;
5. Encourage active use of upper floors for commercial or residential uses;
6. Retain the characteristic solid to void ratio of wall to window and proportions of openings. Retain shop front windows and maintain smaller window openings and/or recessed balconies above awning level (C, D1, D2 and E). Avoid alteration to create larger, wider windows;
7. Retain continuous awnings across shop frontages (G);
8. Retain opal sphere under awning lights (J);
9. Re-open infilled verandahs and balconies wherever possible;
10. Avoid alterations or additions to the street elevations of intact buildings, unless demonstrated to have negligible impact;
11. Ensure alterations and additions do not compromise the consistency and integrity of a row of buildings;
12. Maintain the building alignment to the street boundary and only recess entry doors where the recess is a characteristic of the row. Recessed entry doors can assist in achieving access for disabled persons;
13. Retain the horizontal and vertical pattern created by parapet lines, cornices, string courses, awnings, lot boundaries, pilasters, rainwater heads and downpipes that establish facade bays;
14. Use coordinated paint schemes and signs for a shop row building that reflect the style and period of the building; and
15. Where development will result in the long-term exposure of a side boundary wall from surrounding streets, give design consideration to how this element presents to the streetscape. Avoid cheap or temporary materials and finishes. Where appropriate the introduction of texture, surface pattern, stepped building planes or lightwells can also alleviate the visual impact of a blank side wall



## **Attachment 6**

### **Report and Minutes of Canterbury Bankstown Local Planning Panel Meeting of 1 April 2019**

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## Canterbury Bankstown Local Planning Panel - 1 April 2019

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### **ITEM 1                      Implementation of Hurlstone Park Heritage Assessment Study**

**AUTHOR                      Planning**

#### **PURPOSE AND BACKGROUND**

In 2016, the former Canterbury Council commissioned a heritage study for Hurlstone Park to facilitate the introduction of further heritage controls for this suburb.

The study recommended the listing of 29 heritage items and the creation of seven heritage conservation areas within Hurlstone Park, and was endorsed by Council in April 2017.

The Planning Proposal to implement the recommendations of the study was exhibited in 2017, and amendments are proposed that include an increase the number of heritage items and properties covered by heritage conservation areas as a result of matters raised during the exhibition period.

These amendments have arisen as a result of a review of submissions commissioned by Council and carried out by the consultant City Plan Heritage.

If these amendments are endorsed, an altered Gateway Determination for the amended Planning Proposal and re-exhibition will be required.

#### **ISSUE**

In accordance with the Local Planning Panel's Direction, the Panel is requested to recommend whether an amended planning proposal to implement heritage controls in Hurlstone Park should proceed for an altered Gateway Determination. This matter has not been considered by the Local Planning Panel previously as this was not required when the original planning proposal was prepared.

#### **RECOMMENDATION** That -

1. An amended planning proposal be submitted to the Department of Planning and Environment for an altered Gateway Determination incorporating the changes outlined in the report.
2. Upon receiving a revised Gateway Determination, the planning proposal be placed on public exhibition along with associated amendments to Canterbury Development Control Plan 2012.
3. The General Manager be given delegated authority to make minor amendments to the Heritage Review, Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, provided there is no change to the intention of these documents.
4. Council receive a further report outlining the findings of the exhibition period.

## **ATTACHMENTS**

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- A. Hurlstone Park Proposed Changes
- B. Hurlstone Park Heritage Submissions Map
- C. Hurlstone Park Review City Plan Review
- D. List of Draft Heritage Items in Hurlstone Park
- E. Hurlstone Park SHI Forms
- F. Submitters Table



## **POLICY IMPACT**

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The key Council policy related to heritage is the Heritage Incentives Policy, which provides heritage incentives for the owners of heritage listed properties including grant funding. The report does not propose any changes to the Grant Program or how it is implemented.

The policy context within which heritage studies and associated planning provisions are prepared is guided by the NSW Heritage Act 1977 and Environmental Planning and Assessment Act 1979.

## **FINANCIAL IMPACT**

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The recommendation contained in this report do not commit Council to expenditure of funds.

## **COMMUNITY IMPACT**

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The recommendations impact on the community of Canterbury-Bankstown through the implementation of further heritage controls for Hurlstone Park. There has been general community support for what has been exhibited to date. Although there has also been objection to some specific aspects of the proposed initiatives, there has also been support for taking the initiatives further. These matters have however been peer reviewed to ensure what is being recommended to Council is reasonable, based on the most up to date analysis and defensible.

The recommendations are considered to impact positively on the environment of Canterbury Bankstown through protection of properties that have heritage significance and areas that demonstrate conservation value.

## DETAILED INFORMATION

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### Executive Summary

An executive summary has been provided that highlights the key outcomes of the review recommended by City Plan Heritage. This in relation to the previously exhibited version of the planning proposal.

### Overview of submissions

223 of the 254 submissions were supportive, and over 36% of the total submissions sought an additional Heritage Conservation Area south of the railway line.

### Review of objections to exhibited draft heritage items

- Objections to the group listing at 66, 68, 70, 72, 76, and 78 Crinan Street not supported.
- Objection to the listing of 128 Duntroon Street supported.

### Exhibited Draft Heritage Conservation Areas (HCAs)

- Consolidation and expansion of draft Melford Street and Melford Street North HCAs recommended.
- Consolidation and expansion of draft Duntroon Street and Hampden Street HCAs added recommended.
- Expansion of draft Floss Street HCA to the east recommended.
- Minor changes to draft Crinan Street Shop HCA recommended.
- No change to Tennant Parade HCA.

### Request for new Heritage Conservation Areas south of the Railway Line

- Support for a new HCA south of the railway line in the Hopetoun Street / Railway Street area.

### Height changes in Hurlstone Park Town Centre Heritage Conservation Areas

- Urban design report supports height reduction from 14 metres to 11 metres supported for area north of the railway line.
- Further height reduction to 9 metres recommended for area south of the railway line. Council officer recommendation is 11 metres for the 36 Floss Street / 118 Duntroon Street site based on the outcomes of an appeal decision for this property.
- Refined Development Control Plan controls are recommended.

### Requests for new heritage items

- Support for listing of properties at:
  - 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue (houses)
  - 65-69 Duntroon Street (former Immanuel Church)
  - 28, 30, and 32-34 Floss Street (shops)
  - 3, 5, and 10 Wallace Avenue (houses)
- Other requests for listing not supported.

- Council officer recommendation is that 65-69 Duntroon Street (former Immanuel Church) should not proceed for listing.

#### Overall

- One new HCA and expansion in area covered by exhibited draft HCAs, some of which have been consolidated and expanded. Revised HCAs shown in Figure 1 below
- One heritage item no longer recommended for listing.
- 16 new properties recommended for heritage listing (one not supported at officer level).
- Height reductions in town centres supported in the review.

Figure 1 below shows the recommended additions to the existing HCAs (shown in red, blue and green). The newly proposed HCA south of the railway line is shown in orange.



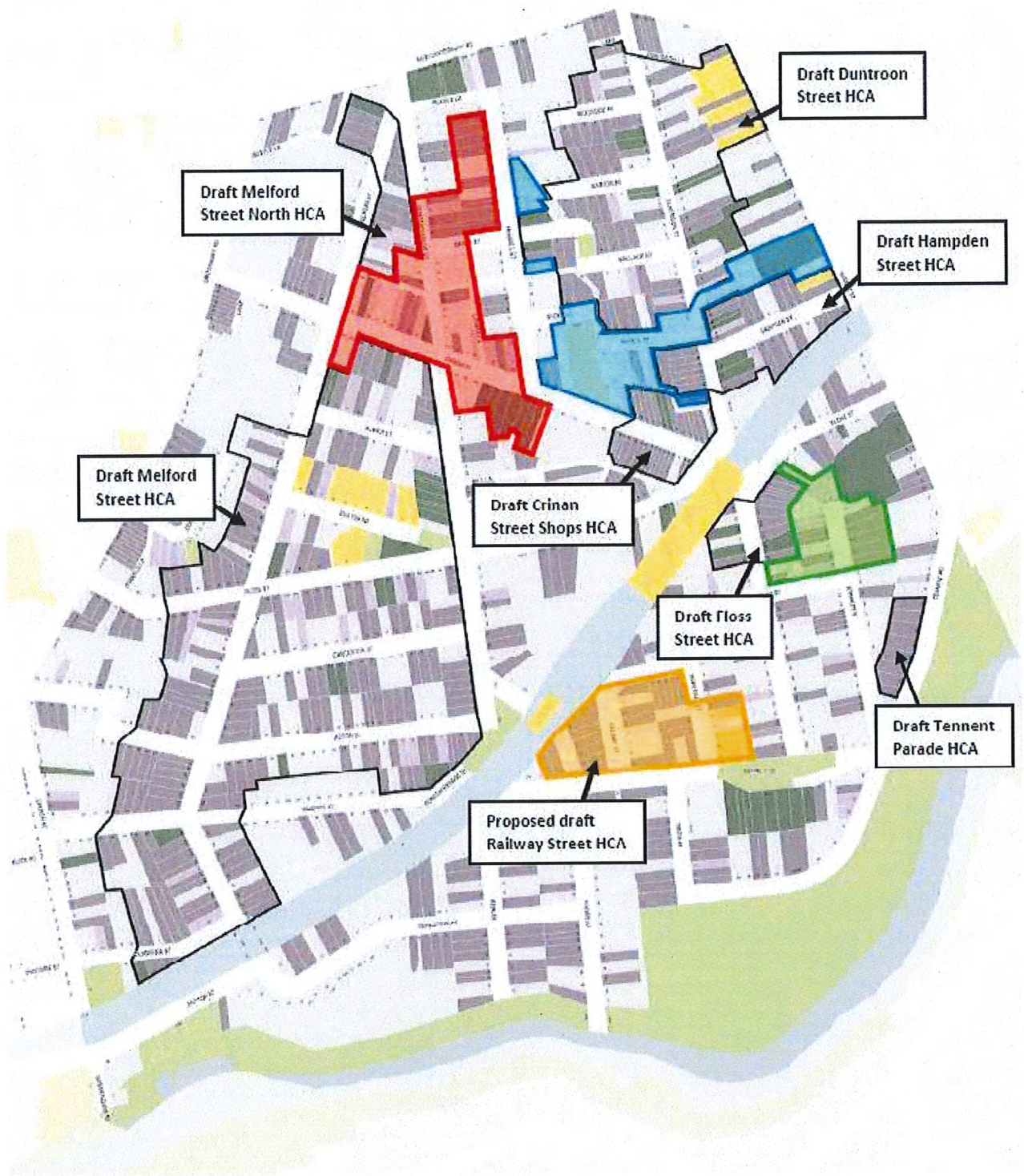
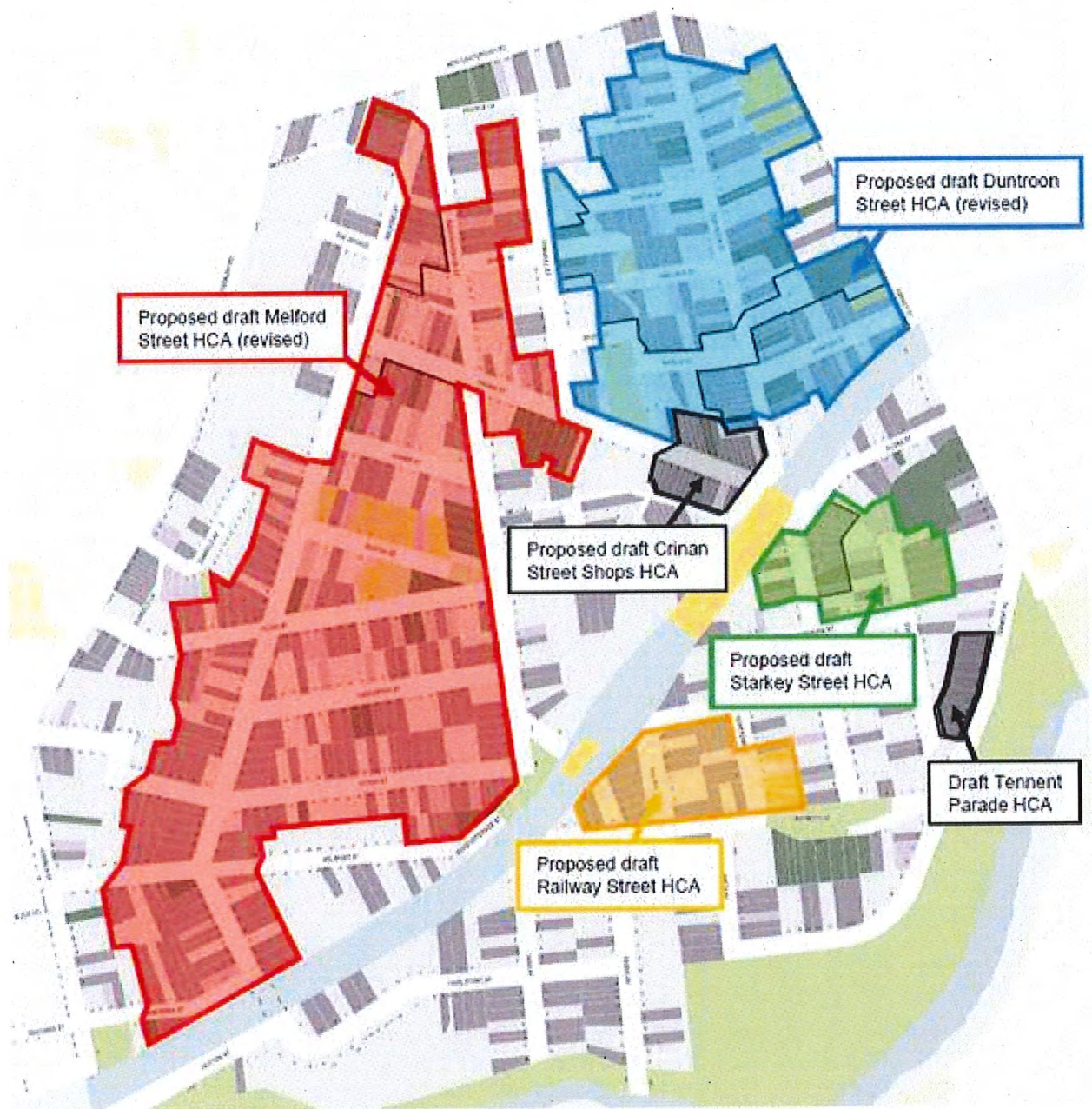


Figure 1: Map showing existing draft HCAs (black edged), new areas proposed to be added to the draft HCAs (shown in red, blue and green), and a new HCA (shown in orange) as recommended in the City Plan Review





*Figure 2: Map showing finalised draft HCA boundaries as recommended in the City Plan Review*

This report outlines and comments on the review, including where Council officer recommendations differ from those in the review.

To be consistent with the previously exhibited planning proposal and Gateway Determination, it is also proposed to rezone any additional land included in the proposed HCAs from R3 Medium Density Residential to R2 Low Density Residential. The implications of this are discussed in detail further in this report.

A map showing all of the proposed changes including listings is contained in Attachment A.

## Background



Hurlstone Park was one of the first suburban areas developed in the City of Canterbury-Bankstown. It contains many quality examples of Federation (1890-1915) and Inter-War (1915-1940) period buildings and areas that have heritage significance. However much of the heritage of Hurlstone Park is not protected by existing planning controls.

Detailed investigation into creating more comprehensive heritage controls for Hurlstone Park commenced in May 2016. This was in response to concerns by the former Canterbury Council about the potential impact of the draft Sydenham to Bankstown Urban Renewal Corridor.

Council engaged the heritage consultant Paul Davies Pty Ltd (Paul Davies) to undertake this work. A final report from Paul Davies was submitted to Council on 18 April 2017.

The report recommended that 29 properties in Hurlstone Park become new heritage items. It also recommended that seven new Heritage Conservation Areas (HCAs) be created. The Paul Davies work took an approach where the HCAs identified were tightly defined to be as defensible as possible.

To support these heritage initiatives zoning and height controls changes were also recommended by Council officers.

Draft amendments to the heritage controls (Chapter B8) in the Canterbury Development Control Plan (CDCP) 2012 were also prepared to provide controls for proposed heritage items and HCAs within Hurlstone Park.

Council considered the Paul Davies report and other related heritage issues at the 18 April 2017 meeting. It resolved that a planning proposal implementing these heritage initiatives be submitted to the Department of Planning and Environment for a revised Gateway Determination and upon receiving a revised gateway determination, that the planning proposal be placed on public exhibition. A revised Gateway Determination for the Planning Proposal was received on 16 May 2017.



*Figures 3 and 4: Two fine examples of Federation period houses in Hurlstone Park, currently not heritage listed. Both are now proposed as draft heritage items in the previously exhibited planning proposal.*

#### **Exhibition of the Planning Proposal and Draft Amended Canterbury Development Control Plan 2012**

The Planning Proposal and draft amendments to Chapter B8 Heritage of CDCP 2012 were exhibited from 6 June 2017 to 7 July 2017.



Because of the degree of community interest in the initiatives, consultation was comprehensive. It included:

- All property owners in Hurlstone Park being notified in writing, including those not directly impacted by the draft heritage controls.
- Owners directly affected by the Planning Proposal being sent a customised letter that outlined the specific changes proposed.
- A notice placed in Council's Column in the Express and Inner West Times newspapers.
- Exhibition material displayed on Council's website, and at the two Council Customer Service Centres in Campsie and Bankstown.
- Three community drop-in sessions being held in Hurlstone Park, with Council staff available to answer questions.

Consultation with the following public authorities also occurred in accordance with the requirements of the Gateway Determination:

- Department of Education and Communities
- Ausgrid
- Office of Environment and Heritage
- Transport for NSW
- Inner West Council

#### **Overview of submissions received**

During the public exhibition period over 250 individual submissions were received. No petitions were received. A map showing a spatial overview of submissions received is shown at Attachment B. It is noted that some submissions received from outside of Hurlstone Park are not shown, and from some addresses more than one submission was received.

Many of the submissions were detailed in nature, and some covered issues outside of the scope of the Planning Proposal but which related to Hurlstone Park. The number and scope of submissions indicated the high degree of interest residents have in relation to the future planning of the area.

Most of the submissions were supportive of the proposed heritage initiatives. However, many requested that these initiatives go further (such as proposing a new HCA south of the Railway Line), or while generally supportive had issues about individual aspects of the proposal.

Notwithstanding this general support, there were also objections to the Planning Proposal. These mostly related to:

- Properties proposed to be listed as heritage items
- Properties proposed to be included in a HCA
- The reduction in maximum building height proposed in the B2 Local Centre zone.

The following table shows the main submission categories and number within each category.

Type	Number
Fully supportive – no further issues raised	35 (13.8%)
Supportive but prefer the whole suburb to be a HCA	32 (12.6%)
Supportive but wanting a new HCA south of the railway line	93 (36.7%)
Supportive but wanting further height reductions in the town centre	52 (20.5%)
Supportive and wanting further listings of properties	11 (4.3%)
Complex submissions raising multiple issues	8 (3.1%)
Objection to a property being listed as a heritage item	9 (3.5%)
Objection to a property being included in a HCA	6 (2.4%)
Objection to height control reductions in the Crinan Street Shopping Area	4 (1.6%)
Submissions solely raising issues not relevant to the exhibition material	2 (0.8%)
Validity of exhibition	1 (0.4%)
Government Agency submissions (Heritage Council – neutral)	1 (0.4%)

A number of letters were also received from residents in Tennent Parade after the exhibition period had closed advising Council that they had not received notification letters. To ensure appropriate residences were notified, Council officers confirmed that the properties along Tennent Parade were on Council's mail out database.

### Review of submissions

Because of the number of submissions and heritage/urban design issues raised, it was decided to appoint an independent consultant with heritage and urban design expertise to review the submissions.

The consultant City Plan Heritage (City Plan) was engaged in November 2017 to undertake this work. A copy of the Hurlstone Park Heritage and Urban Design Review is attached (Attachment C), referred to in this report as the **City Plan Review**.

City Plan has assessed the submissions under the following subject areas:

1. Objections to draft exhibited listings
2. Review of HCA boundaries
3. New HCA South of Railway
4. Maximum Height Limits
5. Requests for new listings

### Objections to proposed heritage listings

29 properties were proposed for heritage listing in Hurlstone Park. A list of these properties is contained in Attachment D.

Submissions were received objecting individually and collectively to the group at 66, 68, 70, 72, 76, and 78 Crinan Street, and also to the listing of 128 Duntroon Street. No objections were received for the other 22 properties proposed to be listed as heritage items.

The City Plan Review assessed these objections against the NSW Heritage Criteria for listing. The review recommendations are outlined below:

66, 68, 70, 72, 76, and 78 Crinan Street



The review assessed the proposed listing of the house group at 66, 68, 70, 72, 76, and 78 Crinan Street and supported this listing.

It found the Crinan Street houses had historical significance that derives from their collective and relatively contemporary construction from 1908; which places them as some of the earliest dwellings constructed within the suburb of Hurlstone Park. Their significance also derives from their collective association with the life and work of locally prominent builders William Pendlebury and James Findlay; both of whom contributed significantly to Hurlstone Park's architectural development and enduring character.

The review also determined that the properties did not satisfy previously identified significance on the basis of aesthetic characteristics and representativeness.

#### 128 Duntroon Street

The review found that this property did not meet the relative listing criteria. The key reasons for listing were its aesthetic characteristics and representativeness as a Federation Queen Anne style house, and its use as a dairy in early suburban development in Hurlstone Park. However, the review determined that the property is only a medium integrity example of a Federation Queen Anne style house with a number of unsympathetic modifications.

It also could not be established whether the house was purpose built as a dairy, or this was a dwelling occupied for this purpose for a limited duration. Should additional historical research demonstrate that the existing dwelling at 128 Duntroon Street was originally part of an early dairy, this would satisfy the criteria for heritage listing as a remnant of early agricultural activities within the area.

The review concluded that, unless additional historical research should demonstrate that the existing dwelling is the original house from which a dairy was operated, 128 Duntroon Street does not meet the criteria for heritage listing.

It is noted that a submission was also received from the owner of 109 Duntroon Street objecting to both its listing as a heritage item and inclusion in the draft Floss Street HCA. While this property was initially considered for heritage listing as part of the initial Paul Davies work, it did not ultimately proceed after further review and was not included in the Planning Proposal as a draft item. As the submission also objected to being included in a HCA, it is dealt with in the review of HCA boundaries.

*Officer comment: These recommendations are supported.*

#### **Review of heritage conservation area boundaries**

The exhibited Planning Proposal sought the creation of seven new heritage conservation areas in Hurlstone Park. These are shown on the map below:



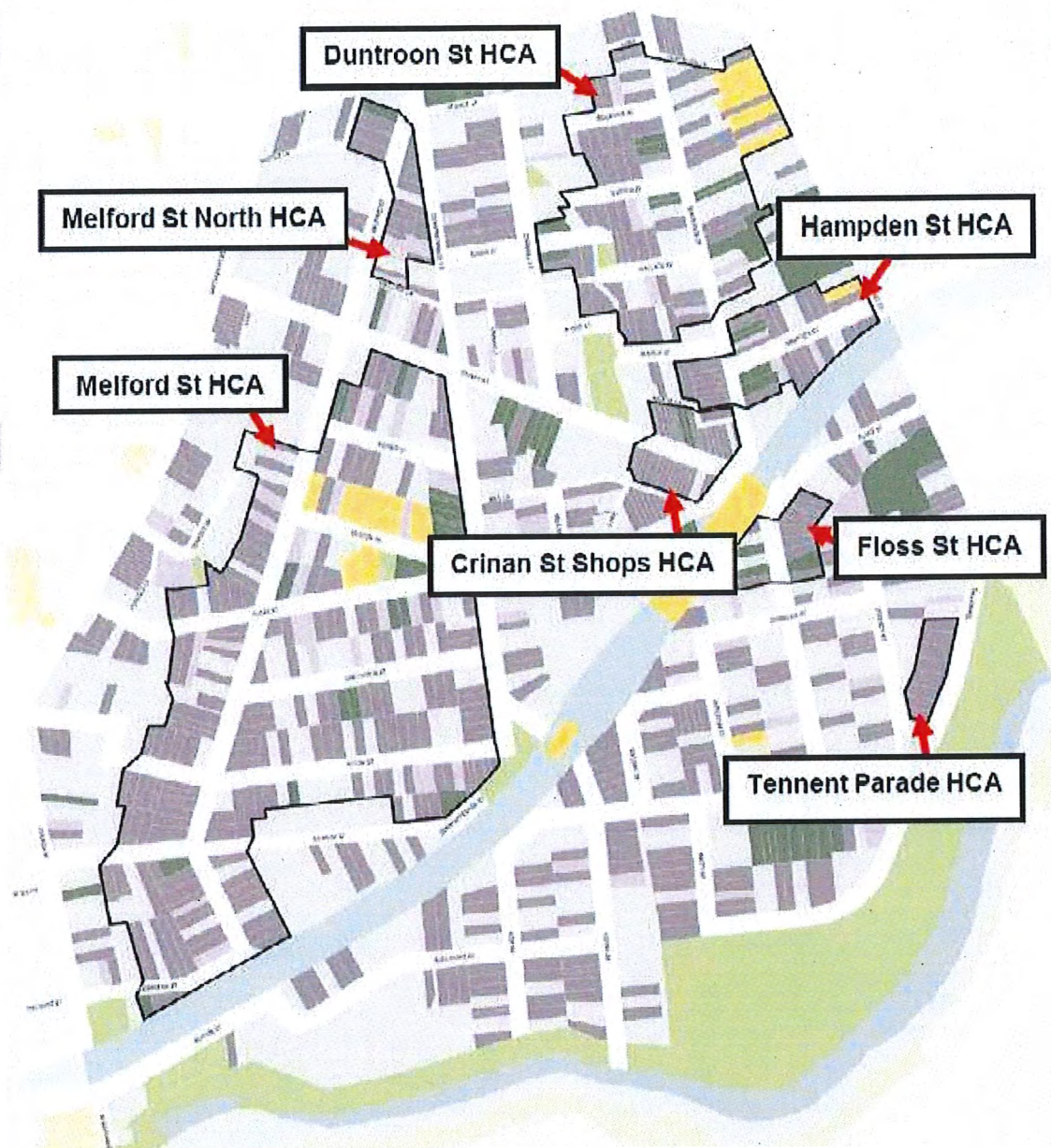


Figure 5: Draft Heritage Conservation Areas (as exhibited in 2017)



Submissions were received in relation to the boundaries of these HCAs, and the inclusion of individual properties within. One particular issue raised was the gaps between Melford Street / Melford Street North HCAs, and the Duntroon Street / Hampden Street HCAs, and the potential for redevelopment in these areas that may not be in keeping with the HCAs.

In response to the submissions received, and the consultant's own observations concerning these HCAs, the City Plan Review has recommended the following changes to the HCAs:

Consolidation of the draft Melford Street and Melford Street North HCAs with additions

It is recommended in the City Plan Review that expansion and consolidation of these two draft HCAs occur. This is illustrated in the maps below. Figure 6 below shows the draft Melford Street and Melford Street North HCAs with the proposed additions in red (located between these two draft HCAs) on the left hand side shows the proposed additions (in red) that will now link the two draft HCAs. Figure 7 shows the newly proposed HCA in its entirety – which is recommended to be called (revised) Melford Street HCA.

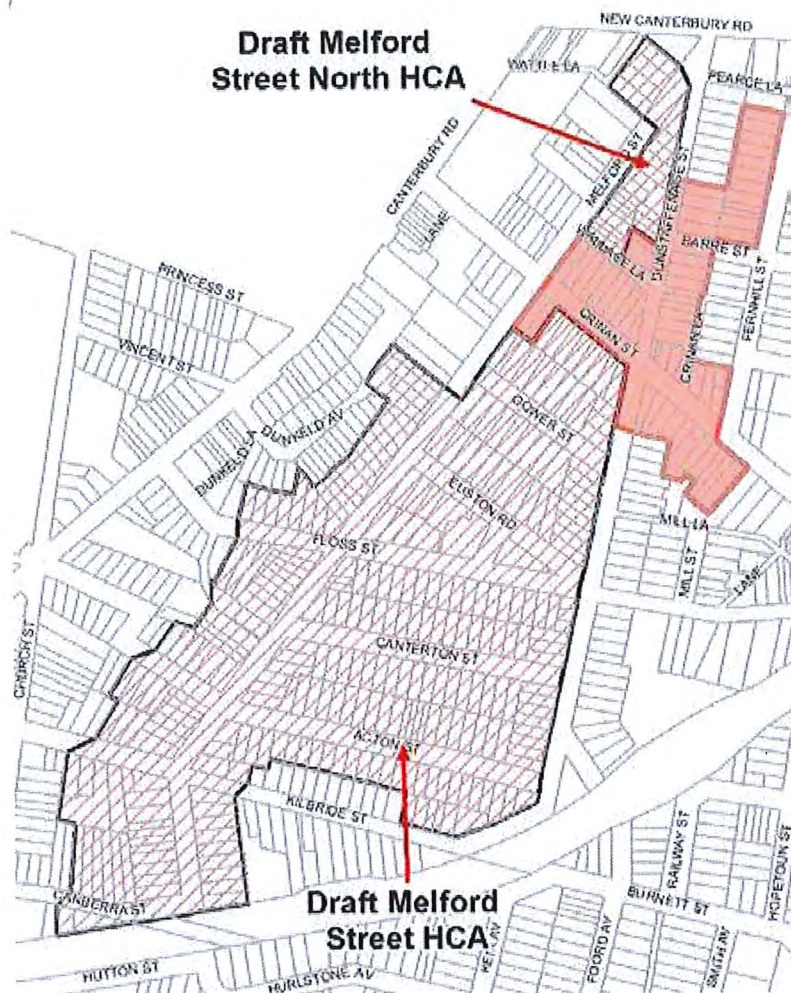


Figure 6: Existing draft Melford Street and Melford Street North HCAs with additional recommended area shown in red.



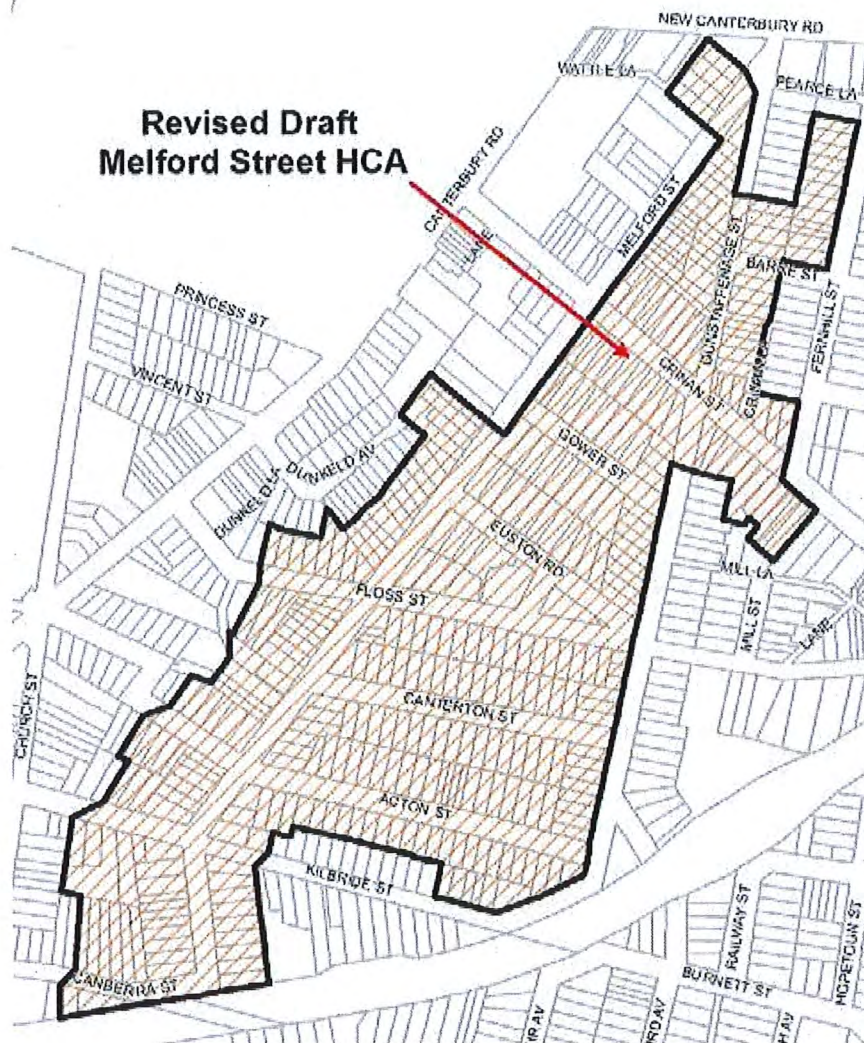


Figure 7: Newly proposed revised draft Melford Street HCA.

The justification provided in the review for these changes is as follows. Note that the use of the word cohesiveness in this context means consistency of building character.

- The proposed additions, in combination with the revised Duntroon Street HCA, will retain the cohesiveness and architectural character of Hurlstone Park's central thoroughfare.
- Proposed additions on the eastern side of Dunstaffenage Street would retain the northern component of the Dunstaffenage Street streetscape, which was assessed to have a medium-high level of cohesiveness. The southern component of Dunstaffenage Street was omitted as it was assessed to have a lower level of cohesion.
- The properties at 80-84 Crinan Street have been included, as in combination with the potential heritage item group at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury.

The amalgamation of Melford Street and Melford Street North HCAs will also prevent unsympathetic development in the area which separates them. Overall, 74% of the houses in the newly proposed Melford Street HCA contribute to the character of this area.

*Officer comment: The proposed additions to the original HCAs and a consolidation of the two are supported. This is with the exception of properties at 4-24 Fernhill Street, which while*



deserving of protection in a HCA, are more closely aligned to the revised Duntroon Street HCA which includes properties on the other side of Fernhill Street. See the officer comments for Duntroon Street HCA (below) for a map showing the area involved.

Consolidation of the draft Duntroon Street and Hampden Street HCAs with proposed additions – new Duntroon Street HCA

It is recommended in the City Plan Review that expansion and consolidation of these two draft HCAs occur. This is illustrated in the maps below. Figure 8 shows the proposed additions (in blue) that will now link the two draft HCAs. Figure 9 shows the newly proposed HCA in its entirety – which is recommended to be called (revised) Duntroon Street HCA.

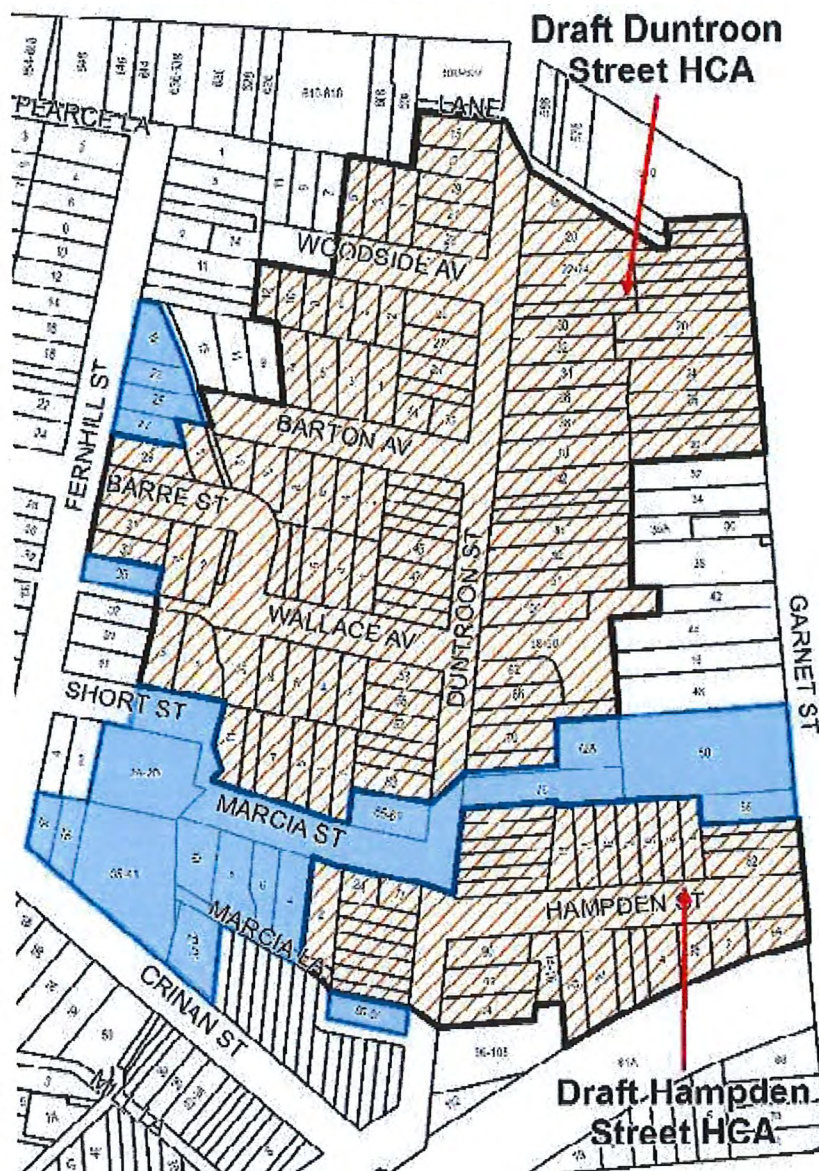


Figure 8: Existing draft Duntroon Street and Hampden Street HCAs with additional recommended area shown in blue.



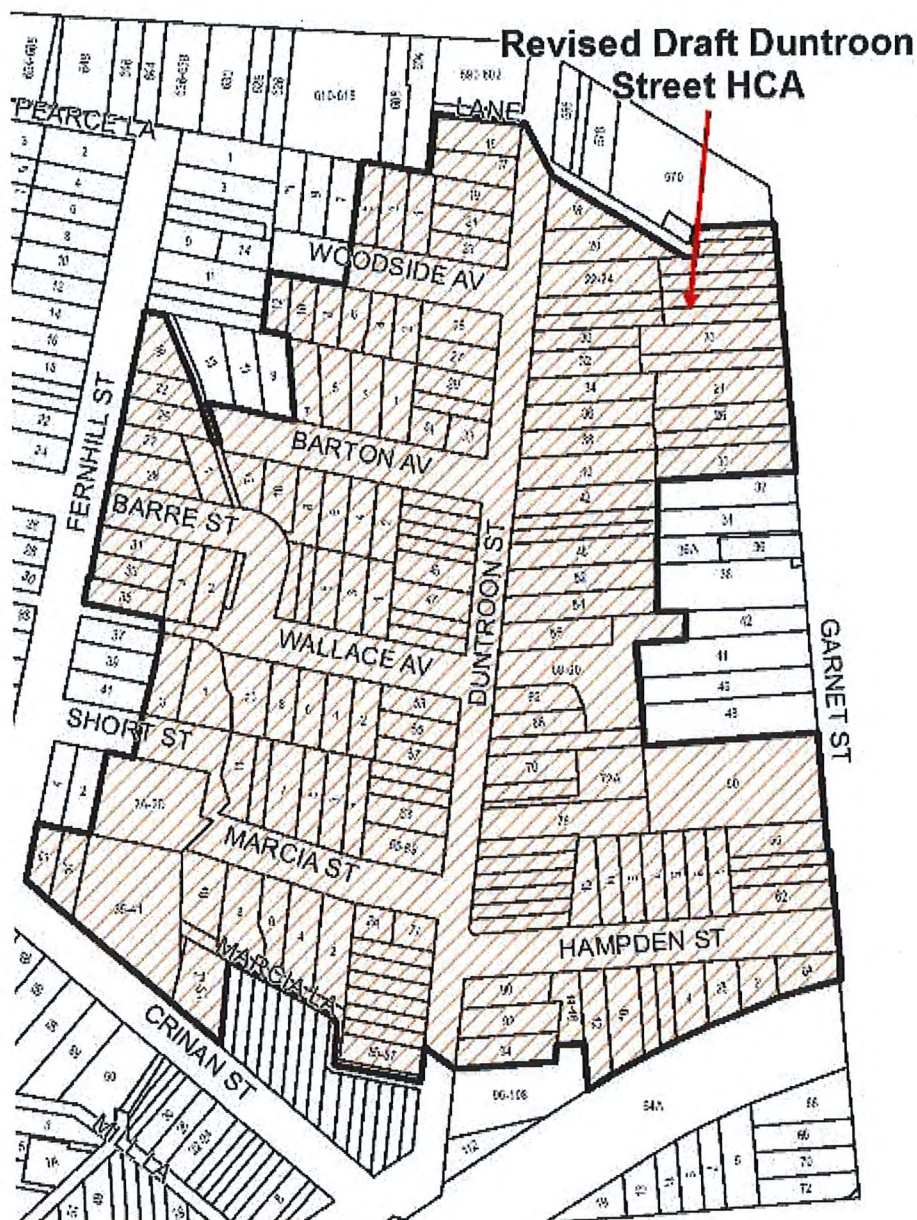


Figure 9: Newly proposed revised draft Duntroon Street HCA.

The justification for these changes in the review is as follows:

- Although the Hurlstone Park Bowling Club clubhouse building has been demolished, the site occupies an impressive setting next to the Crinan Street commercial centre and with landscaping and views from neighbouring properties. The site and its surroundings is therefore seen to constitute an important public space within the heart of Hurlstone Park, which should be included in this HCA
- Properties immediately north and west of the bowling club site on Fernhill Street have been included within HCA as they have high integrity and contribute towards its overall cohesion.

The amalgamation of the two HCAs will also prevent unsympathetic development within the vicinity of contributory and heritage items along Duntroon and Hampden Streets.



An additional property that is currently part of the draft Crinan Street Shops HCA at 85-87 Duntroon Street is also proposed to be added to this HCA (see Crinan Street Shops HCA section below).

Overall, 71% of the houses in the proposed Duntroon Street HCA contribute to the character of this area.

*Officer comment: The proposed additions to the original HCAs and a consolidation of the two are supported. As noted above, the properties at 4-24 Fernhill Street are recommended to be part of this HCA rather than the Melford Street HCA, and should be included within its boundaries – as shown on Figure 10 below.*

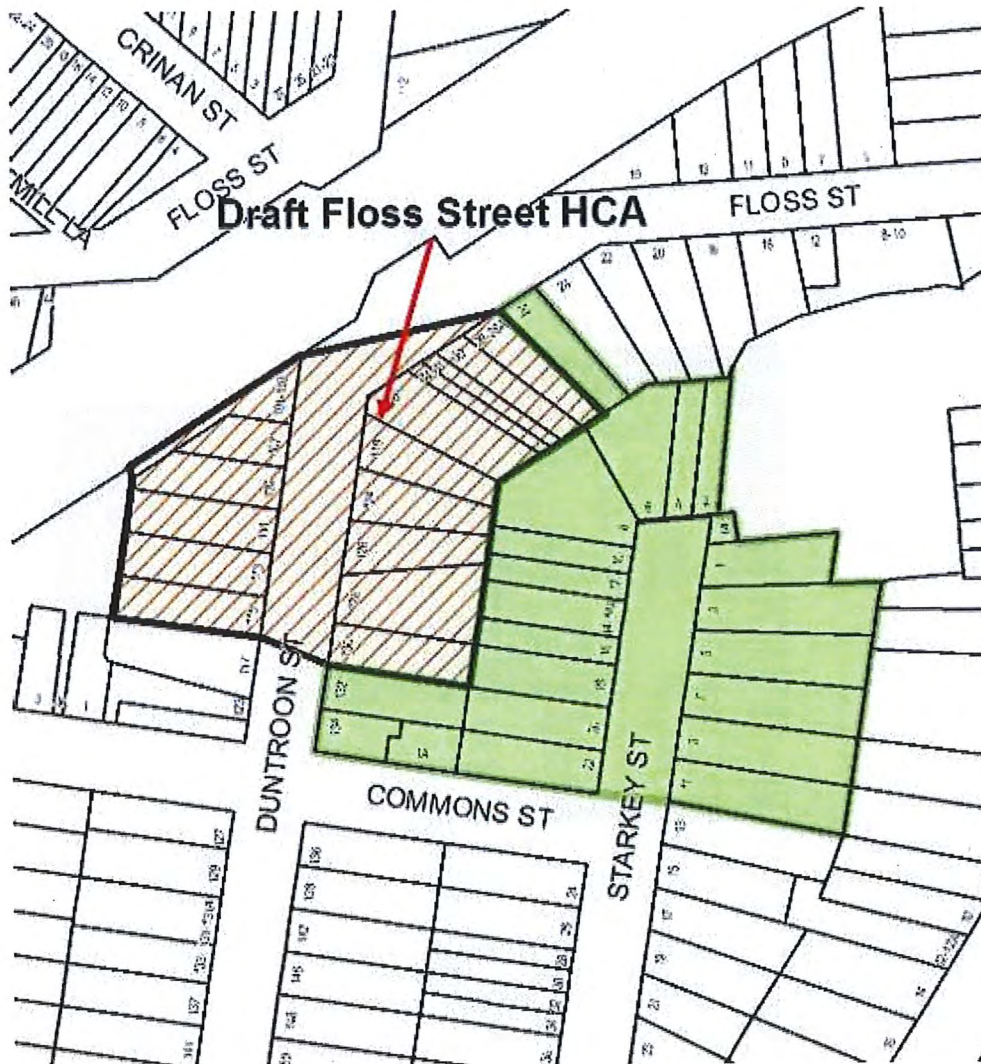


Figure 10: Map showing the location of 4-24 Fernhill Street (north of Barre Street), which is recommended at officer level to be added to the revised Duntroon Street HCA from revised Melford Street HCA.



Expansion of draft Floss Street HCA (newly proposed Starkey Street HCA)

It is recommended in the City Plan Review that further area be added to this draft HCA. Figure 11 shows the proposed additions (in green) that will now link the two draft HCAs. Figure 12 shows the newly proposed HCA in its entirety.



*Figure 11: Existing draft Floss Street HCA with additional recommended area shown in green.*

The justification for this change is that the proposed additional area is characterised by Californian Bungalow dwellings, of which a particularly cohesive group is found at 3-11 Starkey Street.



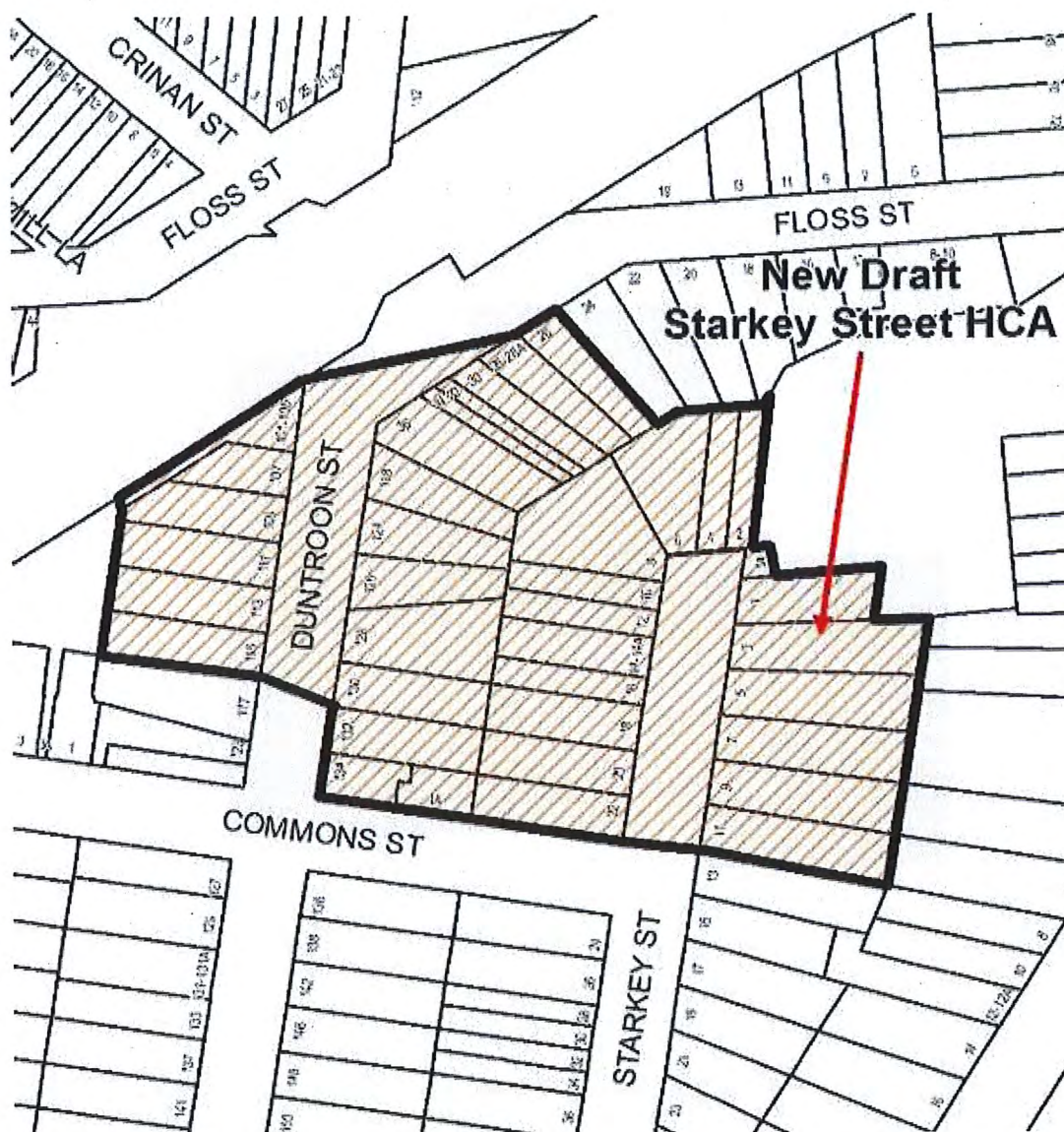


Figure 12: Newly proposed draft Starkey Street HCA.

It is proposed to call this newly proposed area Starkey Street HCA. Overall, 79% of the houses in the proposed Starkey Street HCA contribute to the character of this area.

*Officer comment: The additional area recommended for inclusion in a HCA is considered to be warranted. However Starkey Street is characterised by Inter War housing (Californian Bungalows), whereas the original draft Floss Street HCA has a Federation character. It is recommended that the new area instead form a separate HCA, while retaining the existing draft Floss Street HCA as is (with the inclusion of three properties on Duntroon Street and its southern extremity).*

*The recommended amended HCA boundaries by Council staff are shown on the map below:*



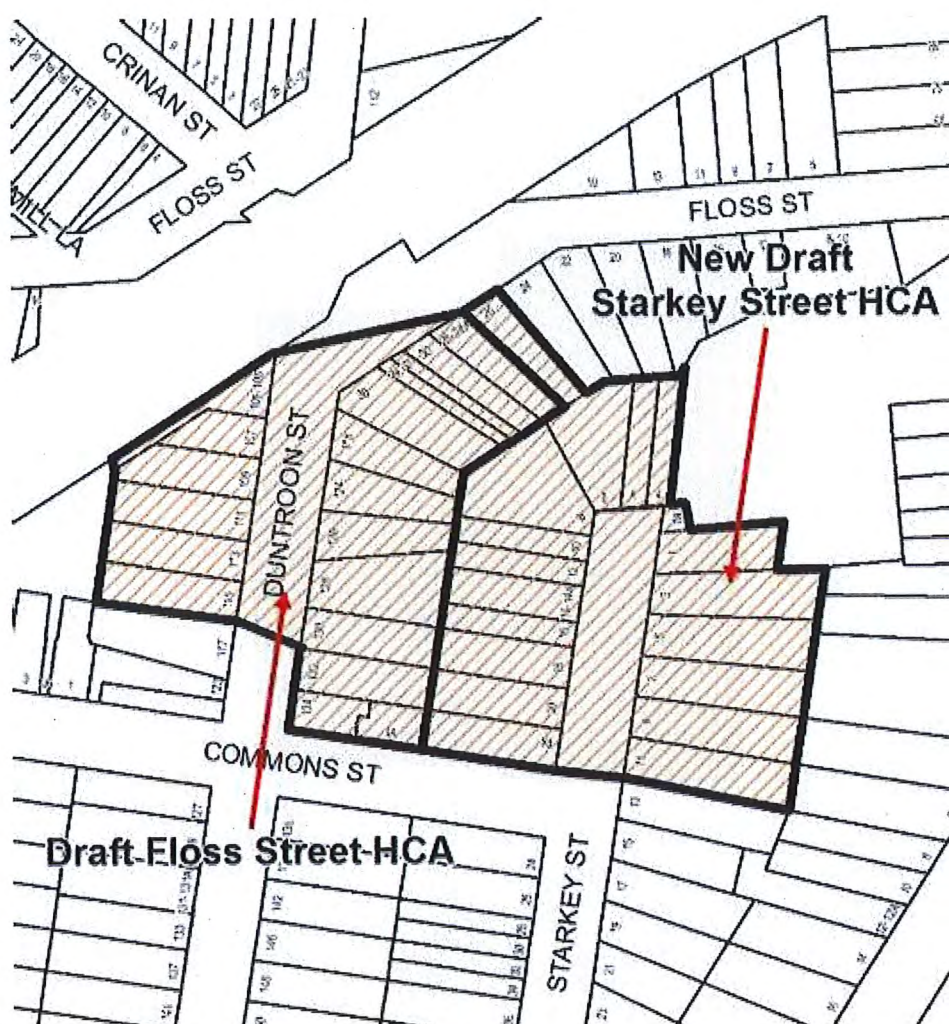


Figure 13: HCA boundaries recommended by Council staff, showing that show a splitting of the proposed draft Starkey Street HCA recommended in the City Plan Review.

#### Draft Tennent Parade HCA

This proposed HCA was reviewed as one submission was received objecting to a property being included within this HCA, and the creation of this HCA.

The review recommends that this draft HCA be retained with no changes to boundaries. The review notes that all of the properties in this group are assessed as contributory items, including the property that was the subject of a submission. It notes while there is a recent development application at 24 Tennent Parade, notwithstanding all properties remain contributory.

*Officer comment: This recommendation is supported.*

#### Draft Crinan Street Shops HCA

It is recommended in the City Plan Review that a minor alteration to the boundary of this draft HCA occur. This arose from a submission received. This is to locate 85-87 Duntroon Street from this draft HCA to the proposed Duntroon Street HCA.



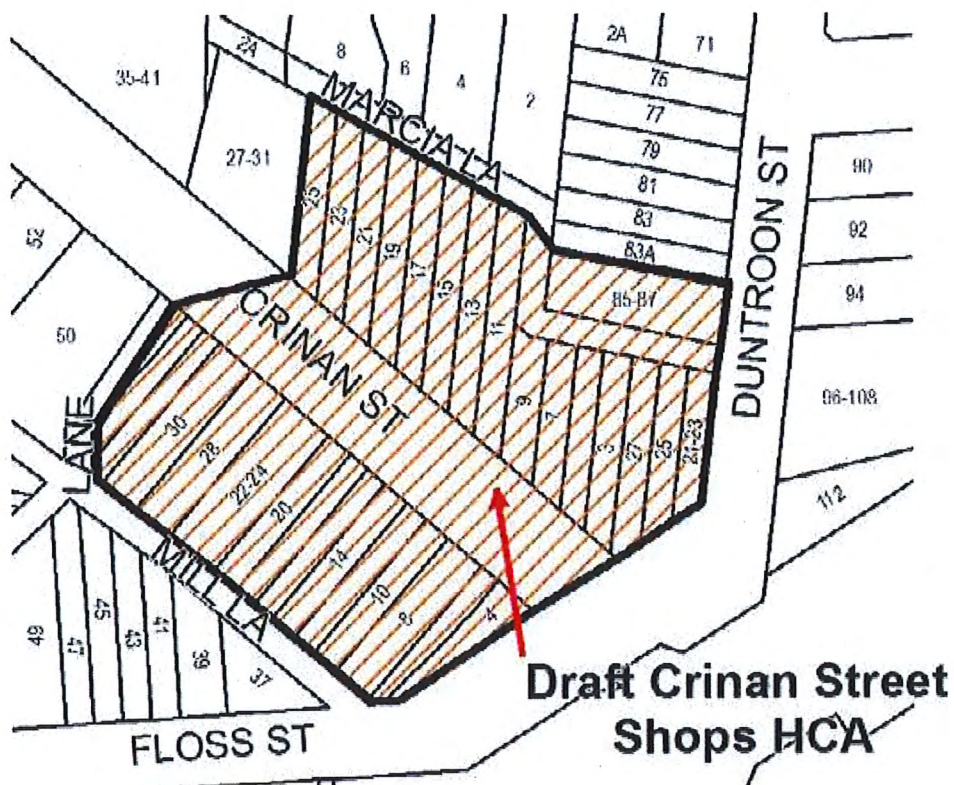


Figure 14: Existing boundary of Draft Crinan Street Shops HCA

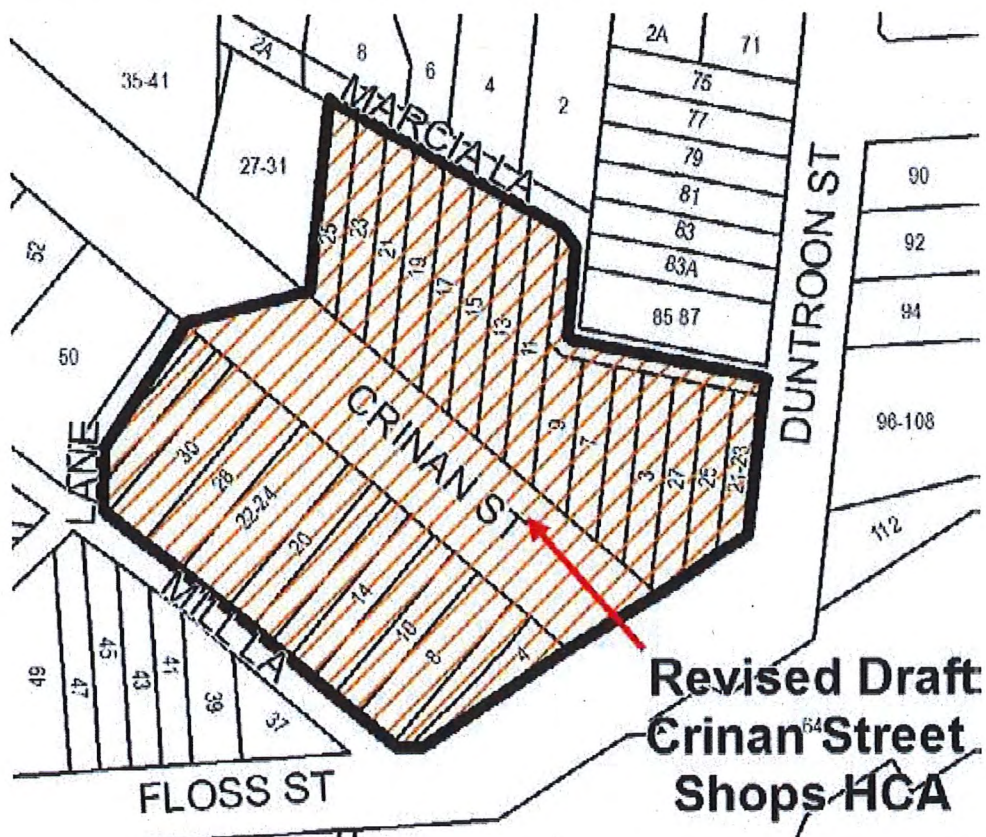


Figure 15: Proposed revised boundary of Draft Crinan Street Shops HCA, with 85-87 Duntroon Street no longer included.



While 85-87 Duntroon Street is a shop building and is in close proximity to the Crinan Street Shops HCA, it is separated by a laneway and not physically aligned with the shops in this HCA. It is also less ornate than the buildings in the Crinan Street and is considered to be more consistent with the more residential, lower-scale character of the Duntroon Street HCA.

The building warrants protection as a contributory item and this will occur from being located in the proposed Duntroon Street HCA. The proposed changes are shown at Figures 14 and 15.

### **Proposed additional Heritage Conservation Area south of the Railway Line**

93 submissions (36.7% of those received) requested that a new HCA be established in the vicinity of Railway and Hopetoun Streets, south of the Railway Line.

The City Plan Review summarises the issues in the submissions as follows:

- All heritage-listed houses within Hurlstone Park are contained within an HCA with the exception of those properties at 19 and 23-27 Hopetoun Street.
- Properties on the northern end of Hopetoun Street have remained unchanged when considered against a 1912 Broadhurst photograph.
- The landscape setting of this area, with its mature trees and vegetation, walkways and proximity to the railway line is unique.
- The area south of the railway contains 4 of 22 heritage-listed houses in Hurlstone Park and 70% contributory buildings.
- The proposed HCA encompasses the western half of the 1st Subdivision (1901) of Jeffreys Estate (DP 3849), one of the oldest subdivisions in Hurlstone Park.

Some of the submissions also showed proposed boundaries of a southern HCA, two options submitted are shown below:



*Figures 16 and 17: Two options for the boundaries of a southern HCA which were suggested in public submissions.*

The City Plan Review has concluded there is merit in establishing a new HCA in this part of Hurlstone Park. The extent of the proposed new HCA is smaller than in the submitter's options



shown above, as the boundaries more tightly define the contributory items in this area. The proposed boundaries are shown at Figure 16 below.



Figure 18: City Plan Review recommended boundaries of the newly proposed Railway Street HCA.

The review advises the following considerations that have been factored into the designated boundaries:

- The proposed HCA is defined by the topography, landscape context and proximity to the railway and the gradual transition from more substantial and ornate dwellings, such as those on Hopetoun and Burnett Streets, which gradually transitions to more modest examples as one continues down the hill, such as the workmen's cottages at Railway Street and Foord Avenue. It is acknowledged that the properties along Hopetoun Street are distinguished from the remainder of those within the proposed HCA both architecturally and by their elevated setting.
- The properties from 2-10 Railway Street and 5A-15 Foord Avenue are particularly cohesive and deserving of protection.

The review has recommended that this proposed new HCA be called "Railway Street Heritage Conservation Area". Overall, 76% of the houses in the proposed HCA contribute to the character of this area.

A map providing an overview of all the HCA recommendations proposed in the review is shown in Figure 19 below:



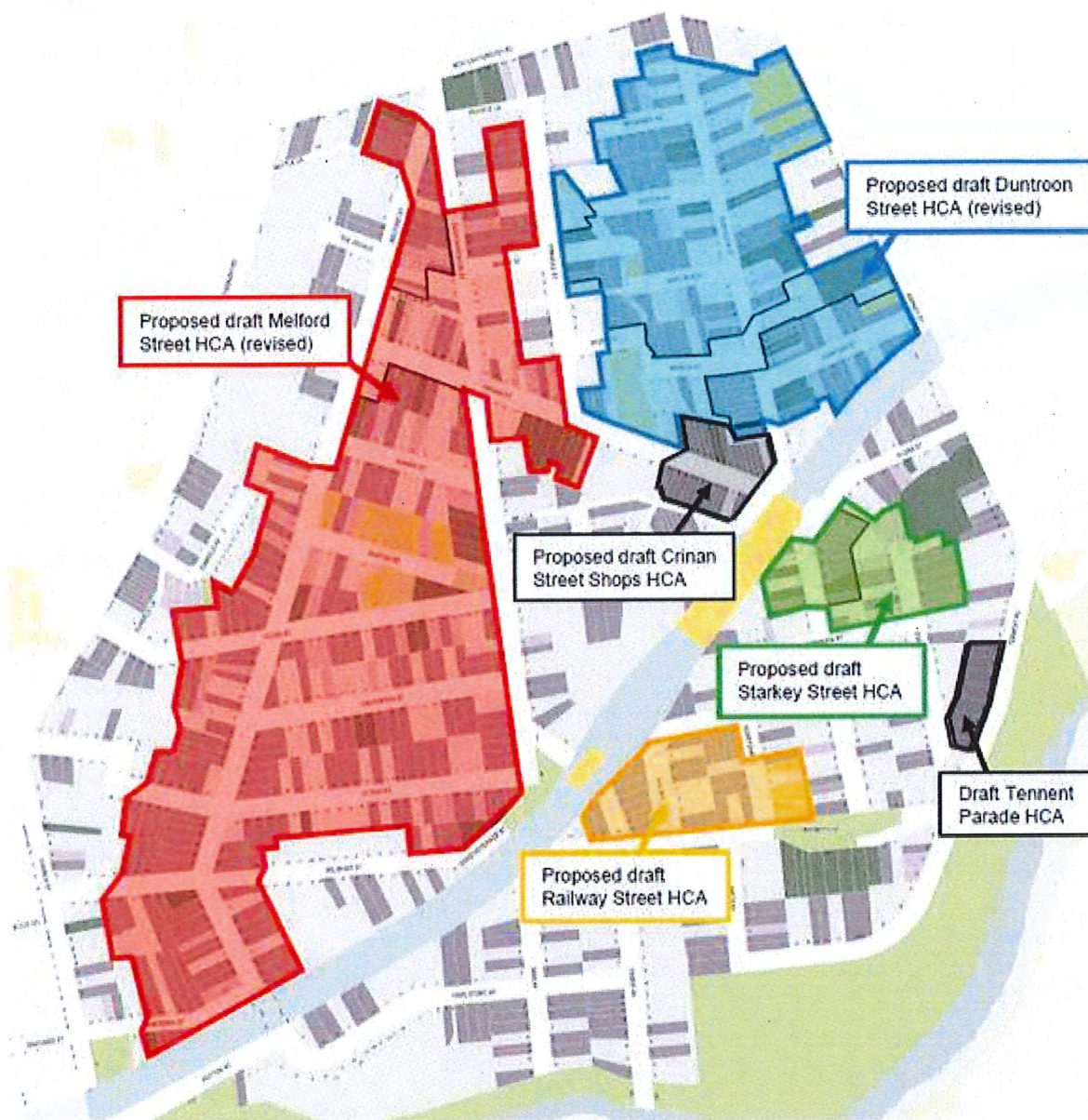


Figure 19: Map of the newly proposed draft HCAs recommended in City Plan Review

New character statements and State Heritage Inventory forms for the revised HCAs are contained in Attachment E.

#### **Associated changes to zoning controls**

In the exhibited planning proposal Council took a position that all residential zoned properties included within a draft HCA would be rezoned to R2 Low Density Residential. This comprised mostly properties with a R3 Medium Density Housing zoning but also with a small area of R4 High Density Housing zoned land (comprising 3,500m<sup>2</sup>).

The reasoning behind this change was the R3 and R4 zones allow uses that are considered incompatible with the prevailing single dwelling character of the HCAs – uses such as residential flat buildings and multi dwelling housing. The R2 zone prohibits such uses.



As expansion and creation of new HCAs in Hurlstone Park is proposed, it is also proposed to change the zoning of all R3 Medium Density Housing zoned land within a HCA to R2 Low Density Residential. This is consistent with the previous approach taken by Council and the Gateway Determination.

The implications of this in relation to key development controls are shown in the table below:

Control	R3 zone	R2 zone
Permitted land uses	Allows for uses such as attached dwellings and multi dwelling housing (town house and villa style development), dual occupancies, dwelling houses, neighbourhood shops, and seniors housing.	Attached dwellings and multi dwelling housing (town house and villa style development) will no longer be permitted development, along with neighbourhood shops. Dwelling houses and dual occupancies are permitted uses.
Height	8.5 metres	8.5 metres
Floor Space Ratio (FSR)	0.5:1, with special controls for dwelling houses	0.5:1 for dual occupancies, with the same special controls for dwelling houses

There is also a small pocket of R4 High Density Housing zoned land (2,600m<sup>2</sup>) within the proposed Duntroon Street HCA on the southern side of Marcia Street (4, 6, 8 and 10) – see Figure 19 below. This area comprises four allotments, two of which have already been redeveloped for residential flat buildings. One site is the former Hurlstone Park Bowling Club site which is owned by Council, and the other contains a dwelling house. The height limit in this area is 8.5 metres (two storeys).



Figure 20: 4, 6, 8, and 10 Marcia Street

Given the small size and limited development potential of this area, high level of fragmentation and existing strata subdivision, and the existing use rights issues that could arise from a change of zoning, it is proposed to maintain the R4 zoning of this area.

#### Height controls in Hurlstone Park Town Centre



The exhibited Planning Proposal sought a reduction in the maximum building height in Hurlstone Park Town Centre from 14 metres to 11 metres on properties located within a draft HCA. This height reduction covered most of the town centre.

The current maximum building height of 14 metres would potentially allow up to 4 storey development. The existing building facades in this area are predominantly two storeys in height. Most of these buildings are contributory items, and a HCA would prohibit demolition of such items. With the existing height controls permitting four storey development, this would potentially allow for two storey upper level extensions on top of existing buildings. This was considered to be inappropriate, as extensions of this size are likely to detract from the existing building character.

The exhibited 11 metre height limit would allow for three storey development for which extensions (with an appropriate setback) could be more successfully accommodated while retaining the existing two storey building form.

A range of different views were raised in submissions about the proposed change in building heights in the town centre. Four objections were received raising issues such as the loss of development potential and impact on the viability of the centre that would occur through reducing heights. Other submissions supported the change, and others again requested a reduction in height to two storeys in the town centre.

There was some criticism that the proposed reduction in height was not supported by an urban design analysis. As such the review contains an urban design analysis which addresses these issues, particularly the proposed reduction in heights. Overall it recommends that Council maintains its position of pursuing reduced height for this area.

The centre has distinct northern and southern sides (divided by the railway line) each with different characteristics.

In respect of the northern (Crinan Street) side of centre the review has illustrated with modelling of the impacts of three and four storey development using appropriate front setbacks. This is shown below:





Figure 21: Modelling of three storey development (shown in salmon pink, blue, and yellow) – eastern side of Crinan Street (view from railway bridge)



Figure 22: Modelling of four storey development (shown in salmon pink, blue, and yellow) - eastern side of Crinan Street (view from railway bridge)



Figure 23: Modelling of three storey development (shown in yellow) - western side of Crinan Street





*Figure 24: Modelling of four storey development (shown in yellow) - western side of Crinan Street*

The review concluded that three storey development incorporating a single storey upper level addition with appropriate setbacks will result in appropriate built form outcomes, but four storey development is not appropriate. The review has also specified DCP controls for acceptable design outcomes to occur, which will be considered for incorporation into Council's DCP and exhibited should Council decide to proceed.

In respect of the northern (Crinan Street) side of centre the review is suggesting that an existing two storey shop with an single storey upper level extension will have a height of between 10-11 metres. This is consistent with the 11 metre height limit proposed by Council.

For the southern side of the centre a lesser height limit is recommended. This is on the basis of a recent Land and Environment Court appeal decision (*Vasiliades v Canterbury-Bankstown Council*) in respect of site at 36 Floss Street and 118 Duntroon Street. This appeal decision considered that the building 'The Chambers' at 30 Floss Street as setting the maximum building height for this area. The review concurs with this decision, with the height measured at the top parapet cornice.

The review also sets quite specific DCP controls for this area to protect the landmark qualities of 'The Chambers' building at 30 Floss Street.





Figure 25: 'The Chambers' building at 30 Floss Street

*Officer comment: The appeal decision considered that "The Chambers" building at 30 Floss Street, located at the top of a prominent rise, sets the datum for an appropriate maximum height for the group of buildings in this area.*

*The height of this building (at the top parapet cornice) has been surveyed by Council as being between 9.084 and 9.448 metres (variance is because of the slope of the site). On this basis a 9 metre maximum building height is considered appropriate for this area given there are moderate changes in topography and will ensure any adjoining buildings are not higher than "The Chambers" building.*

*However, In relation to the site at 36 Floss Street and 118 Duntroon Street, the appeal decision determined that three storeys is an appropriate form for this site. It is noted there is currently a development application lodged for this site for a three storey mixed use building containing commercial premises and 33 boarding house rooms. Given the appeal decision, and the proposed maximum building height control for three storey development on the northern side of Crinan Street is proposed to be 11 metres, it is recommended for this site that an 11 metre height limit apply.*

#### **Requests for properties to be listed as heritage items**

Within the submissions received were requests seeking the listing of over 60 properties in Hurlstone Park as further heritage items. These properties are listed below:

- 56 Acton Street

- 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue
- Shop frontages on Canterbury Road
- Shop frontages on Crinan Street
- 45, 49, 51, 63, 65-69 (former Immanuel Church), and 71 Duntroon Street
- 9, 10, 11A, 14, 16, 18, 19, 23, 25, and 31 Dunstaffenage Street
- 4, 6, 8, 9, 10, 16, 22, 23, 24, 34, 35, 36, 37, and 41 Fernhill Street
- 5 Floss Street
- Shop frontages on 28, 30, and 32-34 Floss Street
- 74-76 Floss Street
- 50 Garnet Street (Siddha Yoga Ashram, former Children's Home)
- 1, 5, 6, 7, 9, and 11 Marcia Street
- Greek Café at 712-718 New Canterbury Road
- 2, 4, 6, 8, and 10 Railway Street
- 1 Short Street
- 1, 2, 3, 5, 7, and 10 Wallace Avenue
- 2, 3, 5, 6, and 8 Woodside Avenue

The City Plan Review assessed all of these properties against the State Heritage Criteria as to their potential for listing. It concluded that the following properties should be further investigated to assess if they satisfy the relevant criteria for listing:

- 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue (houses)
- Former Immanuel Church at 65-69 Duntroon Street
- Shop frontages on 28, 30, and 32-34 Floss Street
- 3, 5, and 10 Wallace Avenue (houses)







*Figures 26 and 27: Federation style houses in Barton Avenue and Wallace Avenue recommended for heritage listing*



*Figure 28: Shop frontages in Floss Street recommended for heritage listing*





*Figure 29: Former Immanuel Church and Masonic Centre at 65-69 Duntroon Street recommended for heritage listing in the review (but not supported at Council officer level)*

The other properties assessed did not meet the criteria for listing. However most are already are within draft HCAs and their external form will be protected through this mechanism.

Council's consultants were then engaged to undertake the further investigative work to determine if these properties satisfied the relevant criteria for listing. They have concluded that these properties meet the criteria for listing. State Heritage Inventory (SHI) forms for the proposed listings are attached to this report (Attachment E).

*Officer comment: The listing of houses in Barton and Wallace Avenue, and shops in Floss Street are supported.*

*The listing of the former Immanuel Church/Masonic Centre at 65-69 Duntroon Avenue shown at Figure 24 is however not supported.*

*While the building may have some social significance, and retains some of its original features at the rear, the original main façade to Duntroon Street in particular has been altered beyond recognition and the building architecturally detracts from the character of the area to the extent it has lost its sense of place. Because of these circumstances heritage listing is not supported.*

*Accordingly, it is recommended that the recommended properties in the review with the exception of 65-69 Duntroon Street be listed as additional heritage items in Schedule 5 in Canterbury Local Environmental Plan 2012, through amending the current planning proposal.*



## **Considerations concerning making all of Hurlstone Park a Heritage Conservation Area**

A number of submissions expressed the view that while supportive of the draft HCAs, it would be preferred if all of Hurlstone Park was within a HCA. Some mentioned the approach taken in Ashbury, where the majority of the suburb is within a HCA.

In the development of the initial Hurlstone Park Heritage Assessment Study, the proposed HCAs were tightly defined to be as legally defensible as possible. The City Plan Review was not intended to take a different approach to the HCAs, but has proposed that most of the HCAs be expanded and in some instances consolidated, but still maintaining a high proportion of contributory buildings in each HCA.

When the Ashbury and Hurlstone Park are compared, it is evident that Hurlstone Park has received considerably more recent development that has resulted in a loss of its original character. This includes Residential Flat Buildings, "infill" medium density housing (town houses and villas), commercial/mixed use development on the Canterbury Road / New Canterbury Road Corridor, and alterations and additions to existing dwellings. In comparison, recent developments in Ashbury have had a less substantial impact and have been of a smaller scale, and Ashbury has retained its overall character of an area largely comprising Federation and Inter War period buildings.

The request to make all of Hurlstone Park a HCA is not considered to be legally defensible, and the current approach captures the essential aspects of its heritage.

## **Other issues arising from the exhibition period**

A range of other issues that were received in submissions during the exhibition period not considered in the Review have been reviewed by Council officers. These are addressed in the table forming Attachment F.

## **Heritage Reference Group**

The preliminary findings of the review were reported to Council's Heritage Reference Group on 6 September 2017. The Heritage Reference Group will be further briefed before any reporting back to Council post exhibition.

## **The Low Rise Medium Density Housing Code and its impact on heritage in Hurlstone Park**

A further issue necessary to consider in introducing heritage controls in Hurlstone Park is the potential impact of the NSW Government's Low Rise Medium Density Housing Code. This code allows for medium density housing forms such as dual occupancy, manor homes and terrace housing to be built as complying development.

While Canterbury LEP 2012 requires that development in the vicinity of a heritage item or HCA does need to take into consideration heritage aspects, such considerations do not apply to complying development. As such land near to or adjoining a HCA or a heritage item could be compromised by complying development where it applies. If the Low Rise Medium Density Housing Code is to apply in the R3 Medium Density zone, then this is likely to impact items of heritage and conservation value in Hurlstone Park.

While there is currently a moratorium on introduction of the code for 12 months in Canterbury-Bankstown ending in July 2019, if ultimately introduced then the impact of the code on the HCAs has been considered in the preparation of this report.

### **Next steps**

If the Panel recommends that the proposed amendments to the Planning Proposal should proceed, the Planning Proposal will be then reported to Council seeking to re-exhibit the proposed amendments.

If Council endorses the amendments to the Planning Proposal, they will require an altered Gateway Determination from the Department of Planning and Environment before re-exhibition can take place.

It is also proposed to amend the supporting DCP controls that will apply to heritage in Hurlstone Park. This is in response to community submissions, specific recommendations in the City Plan Review and also from the changes proposed to the HCAs. It is also proposed to introduce provisions encouraging the residential conversion of vacant or under utilised upper level floor space. DCP amendments are not required to be reported to the Local Planning Panel, however they will be reported to Council along with the Planning Proposal to seek final endorsement.

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD AT THE CANTERBURY-HURLSTONE PARK  
RSL CLUB**

**ON MONDAY 1 APRIL 2019**

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**PANEL MEMBERS**

**PRESENT:** Mr Anthony Hudson - Chairperson  
Ms Jan Murrell - Expert Member  
Ms Barbara Perry - Expert Member  
Ms Kayee Griffin - Community Representative Canterbury

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Mr Brad McPherson (Manager Governance, not present for the closed session)  
Mr Mitchell Noble (Manager Spatial Planning, not present for the closed session)  
Mr Allan Shooter (Acting Team Leader Urban Planning - not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.00 PM.**

**INTRODUCTION**

The Chairperson welcomed all those present and explained the functions of the Canterbury Bankstown Local Planning Panel and that the Panel would be considering the report and the recommendation from the Council staff and the submissions made by members of the public and providing advice to Council on the planning proposal.

**APOLOGIES**

There were no apologies received.

**DECLARATIONS OF INTEREST**

The Chairperson advised that all Panel Members had submitted written Declarations of Interest returns prior to the meeting.

The Chairperson also asked the Panel if any member needed to declare a conflict of interest in any of the items on the agenda. There were no declarations of interest.

**CBLPP Determination**

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on 4 March 2019 be confirmed.



## **DECISION**

### **1 IMPLEMENTATION OF HURLSTONE PARK HEITAGE ASSESSMENT STUDY**

#### **Site Visit**

An inspection of the site was undertaken by the Panel and staff members prior to the public hearing.

#### **Written Submission**

Written submissions were received for this matter and considered by the Panel from:

- Patricia Kaperonis
- Carmel Elliot
- Brett Smout
- Adrian & Michelle Tourle
- Sally Pertsinidis
- Canterbury Hurlstone Park Chamber of Commerce

#### **Public Addresses**

The following people addressed the meeting in relation to this item:

- Adrian Tourle
- Aris Drendrinos & Phil Schwenke (Canterbury Hurlstone Chamber of Commerce – President and Secretary)
- Marie Healy
- Louise Dortins
- Ben Hamilton
- Margaret Fasan (Representing the Hurlstone Park Association)
- Brett Smout
- Pierrette Khoury
- Patrick Ceran-Jerusalem
- Callantha Brigham
- Shaun Carter
- Belinda Keir
- Chris Anagnostou
- Marcus Dervin
- Kate Bernham
- Kathleen Murphy
- Peter Molloy
- Michelle Vandersander

#### **Panel Assessment**

Ms Kayee Griffin was the community Panel member present for the deliberation and voting for this matter.

#### **CBLPP A: Recommendation**

THAT the Panel recommend the following:

1. An amended planning proposal be submitted to the Department of Planning and Environment for an altered Gateway Determination incorporating the changes outlined in the council officers report subject to the changes identified in the discussion section (B) of this report.
2. Upon receiving a revised Gateway Determination, the planning proposal be placed on public exhibition along with associated amendments to Canterbury Development Control Plan 2012.

3. The General Manager be given delegated authority to make minor amendments to the Heritage Review, Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, provided there is no change to the intention of these documents.
4. Council receive a further report outlining the findings of the exhibition period.

#### **CBLPP B: Discussion**

As a general comment, the panel notes the strong community support both by the number of supportive submissions received and the number of persons attending at this meeting for heritage for Hurlstone Park.

##### **1. Tennent Parade:**

The Panel noted that there was a strong opposition to the listing of 16 to 30 Tennent Parade, Hurlstone Park as a Heritage Conservation Area. *Six of the eight owners were opposed to the HCA listing.*

While the reports recommend this as a conservation area, members of the Panel are of the opinion that there is insufficient evidence to justify a Heritage Conservation Area for these 8 dwellings at this point in time. The panel is also of the opinion that the site inspection revealed that this group of 8 houses had varying degrees of alterations and additions. In particular *more than half* had the original verandahs enclosed. While there is clearly a rhythm of the siting of the dwellings on the blocks of land that are all in an area of relatively steeply sloping topography and the *majority have* substantial sandstone bases/*undercrofts* for the dwellings, however, in the opinion of the panel this would not justify a HCA. The presence of sandstone retaining wall fences is not a prevailing characteristic in the streetscape with a number having brick fences from various decades and excavated garages on the street boundary.

A majority of the Panel is of the opinion that the grouping *does not* - justify a Heritage Conservation Area Listing.

Many of the dwellings have been altered, in particular the Californian Bungalow appearance have been changed by infill of verandahs, continuation of garage features at the front, additional stairs and terrace areas at the front.

Also, a majority of the Panel is of the opinion that the heritage Information and studies about this area are not sufficiently detailed or specific enough to justify the Heritage Conservation Area.

However, one member of the Panel is of the opinion that the area should be designated as a Heritage Conservation Area primarily for the reasons outlined in the reports provided to the Panel (including the City Plan report dated 29 March 2019).

The Panel also noted a significant concern by the Tennent Parade residents about the notification and lack of specific engagement about this proposed HCA. There was also support from the public gallery against this HCA.

##### **2. Floss Street/Duntroon Street:**

There are a number of issues that the Panel needs to address.

The report proposes that numbers 34, 32, and 28 – 28A be Heritage items. The Panel does not agree with this recommendation. The Panel is of the opinion that the only building that

is worthy of being classified as a Heritage Item in this group of buildings, should be "The Chambers" building, at 30 Floss Street.

However, the Panel agrees that 34 and 32, 28 and 28A should be part of the Floss Street Conservation area and can be given the appropriate contributory item ranking.

Any future development in this part of the HCA would have to address impacts on the proposed heritage item of 30 Floss Street.

As to the height limit in this area, the Panel accepts the proposed height control of 9 metres in this section of the HCA.

There was a concern by a number of objectors about the proposed 11 metre height limit for the site No. 118 Duntroon – 36 Floss Street.

The Panel notes in the report reference to the Land and Environment Court judgement (Vasiliades v Canterbury Bankstown Council Commissioner Dickson 20 September 2017), which discusses the future character of this area having regard to the proposed draft LEP at that time which proposed a change in height from 14 to 11 metres.

This judgement was given after the public exhibition of the draft LEP as it then was.

In the Commissioners opinion as stated in the judgment:

- a. Three storeys was an appropriate height form for this site having regards to the existing and future character.
- b. The Consult Group building was the foremost building in this group of buildings located at the top of a prominent rise and that it set the datum for an appropriate maximum height for this group of buildings. The proposed development which was under the 14 metre height limit would compete and detract from the existing Consult Group building's prominence.
- c. The proposed draft LEP at that time – (which proposed an 11 m height limit) was seeking to preserve the existing character and should also be 9 metres.

The panel notes that the council's surveyed level of the datum building is between 9 and approximately 9.5 m.

Having regard to the proposal to make the datum building a heritage item the panel is not convinced that there should be a specific 11 m height limit for this site and that it should also be limited to 9 metres.

In relation to the other buildings, the Panel agrees that the 9 metre height limit is the appropriate height limit which is supported in the judgement.

The last matter to consider in this group of buildings is number 26 Floss Street.

Number 26 is part of the new proposed Starkey Street Conservation Area. While the Panel agrees that this area can be a separate Heritage Conservation Area, the Panel is of the opinion that number 26 Floss Street should be excluded from this Heritage Conservation Area (and any Conservation Area).

While number 26 will be an isolated site zoned B2 any future development of this site will be required to address the Heritage Conservation on one side and the lower zoned area on the other side, so that an appropriate transitional development is achieved.

The Panel suggests that further investigations be carried out to change the zoning from B2 to R3.

**3. 66 – 78 Crinan Street:**

The issue here is whether this grouping (which is the way it has been presented of Heritage significance) should be individually listed as Heritage Items, (although the collective part of it is important) or should it just be in the Heritage Conservation Area itself.

The Panel is of the opinion that these properties should not be listed as heritage items except for number 78 which should be listed a Heritage.

The individual properties will be within the HCA and can be given the appropriate contributory item ranking.

**4. Crinan Street Shops:**

The Panel agrees that this grouping of shops is a particularly coherent and unusual grouping of shops and the preservation of the street façade is important.

The primary issue however is whether the height should be reduced from 14 metres to 11 metres.

There was also a suggestion that the height in this area should be reduced to 9 metres.

The Panel is of the opinion that the 11 metre height is the appropriate height, however there needs to be some appropriate DCP controls that will ensure that the streetscape is conserved by ensuring that development towards the rear of these allotments would not overwhelm the streetscape. This will allow appropriate development for the future of this area.

**5. Railway Street:**

The Panel is of the opinion that this Conservation Area is worthy of exhibition at this stage.

However, the Panel notes that this area does not present as a coherent Heritage Conservation Area.

Further investigation of this area should take place during the exhibition.

**6. Contributory items:**

The panel notes that the studies that have been prepared have identified buildings as contributory items which have also been ranked. The Panel agrees that contributory items and any relevant rankings should form part of the associated DCP in order to properly and specifically identify contributory items.

**7. South District Plan**

The panel notes advice from council officers that the South District plan has been taken into consideration and the proposed draft LEP is consistent with this plan.

**Vote: 4 – 0 in favour**

The meeting closed at 10:10 pm





## Planning Panels

### Declaration of Interest

MEETING DATE	1/4/19.
Agenda Item/Panel reference number	1

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual<sup>1</sup> ☐, potential<sup>2</sup> ☐ or reasonably perceived<sup>3</sup> ☐ conflict of interest as detailed below:

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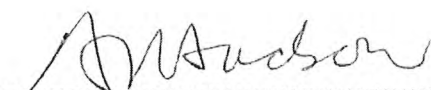
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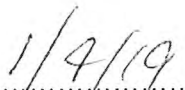
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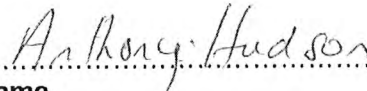
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Signature

  
Date

  
Name

Please return this form to the Planning Panels Secretariat at [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

<sup>1</sup> An 'actual' conflict of interests is where there is a direct conflict between a member's duties and responsibilities and their private interests or other duties.

<sup>2</sup> A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future.

<sup>3</sup> A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.



## Planning Panels

### Declaration of Interest

MEETING DATE	1 <sup>st</sup> APRIL 2019
Agenda Item/Panel reference number	Jan Murrell. Item 1

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual<sup>1</sup> ☐, potential<sup>2</sup> ☐ or reasonably perceived<sup>3</sup> ☐ conflict of interest as detailed below:

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Signature

Date

Name

Please return this form to the Planning Panels Secretariat at  
[enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

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<sup>3</sup> A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.



## Planning Panels

### Declaration of Interest

MEETING DATE	1 / 4 / 2019
Agenda Item/Panel reference number	Implementation of Hurlstone Park Heritage Study

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual<sup>1</sup> ☐, potential<sup>2</sup> ☐ or reasonably perceived<sup>3</sup> ☐ conflict of interest as detailed below:

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Barbara Perry  
Signature

1 / 4 / 2019  
Date

Barbara Perry  
Name

Please return this form to the Planning Panels Secretariat at [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

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<sup>3</sup> A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.





## Planning Panels

### Declaration of Interest

MEETING DATE	1 April 2019
Agenda Item/Panel reference number	ITEM

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual<sup>1</sup> ☐, potential<sup>2</sup> ☐ or reasonably perceived<sup>3</sup> ☐ conflict of interest as detailed below:

Please note I recognise Louise Darter's name on the address list as I met her about 3 weeks ago & was not aware until today that she would address the meeting. My meeting her had absolutely nothing to do with planning matters & related to Pre-fall during the recent NSW Elections

K Griffin  
Signature

1/4/2019  
Date

KAYEE FRANCES GRIFFIN  
Name

Please return this form to the Planning Panels Secretariat at [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

<sup>1</sup> An 'actual' conflict of interests is where there is a direct conflict between a member's duties and responsibilities and their private interests or other duties.

<sup>2</sup> A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future.

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## **Attachment 7**

### **Council Report and Resolution of 30 April 2019**

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## Planning Matters - 30 April 2019

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### ITEM 5.1                      Implementation of Hurlstone Park Heritage Assessment Study

AUTHOR                      Planning

#### PURPOSE AND BACKGROUND

In 2016, the former Canterbury Council commissioned a heritage study for Hurlstone Park prepared by the heritage consultant Paul Davies Pty Ltd to facilitate the introduction of further heritage controls for this suburb. The study recommended the listing of 29 heritage items and the creation of seven heritage conservation areas within Hurlstone Park, and was endorsed by Council in April 2017.

A Planning Proposal to implement the recommendations of the study was prepared and exhibited in 2017, and as a result of matters raised, amendments are proposed.

The purpose of this report is to seek Council's endorsement to make changes to and re-exhibit the Planning Proposal and Development Control Plan, and a minor change to Council's Heritage Incentives Policy.

The matter has also been reported to the Canterbury Bankstown Local Planning Panel which has made recommendations about the proposed amendments, and is otherwise supportive of Council proceeding with the Planning Proposal.

#### ISSUE

Council endorsement is sought to amend and re-exhibit the Planning Proposal to implement heritage controls in Hurlstone Park. Approval is also sought to prepare and re-exhibit revised amendments to the Canterbury Development Control Plan 2012, and to amend the Heritage Incentives Policy to extend the development application fee waiver to draft heritage listed properties.

This matter was reported to the 1 April 2019 meeting of Canterbury Bankstown Local Planning Panel which recommended the following:

1. *An amended planning proposal be submitted to the Department of Planning and Environment for an altered Gateway Determination incorporating the changes outlined in the council officers report subject to the changes identified in the discussion section (B) of this report.*
2. *Upon receiving a revised Gateway Determination, the planning proposal be placed on public exhibition along with associated amendments to Canterbury Development Control Plan 2012.*

3. *The General Manager be given delegated authority to make minor amendments to the Heritage Review, Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, provided there is no change to the intention of these documents.*
4. *Council receive a further report outlining the findings of the exhibition period.*

The details and implications of the Local Planning Panel meeting are discussed further in this report. The Local Planning Panel recommendations are supported and this report proposes to proceed accordingly.

## **RECOMMENDATION** That -

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1. An amended Planning Proposal to implement heritage controls in Hurlstone Park be submitted to the Minister for Planning for an altered Gateway Determination incorporating the changes outlined in this report.
2. Upon receiving an altered Gateway Determination, the Planning Proposal be placed on public exhibition.
3. Draft amendments to Chapter B8 Heritage of Canterbury Development Control Plan 2012 also be prepared and exhibited alongside the Planning Proposal.
4. The General Manager be given delegated authority to make minor amendments to the draft Heritage Item and Heritage Conservation Area State Inventory Sheet forms, and to the mapping and wording of the Development Control Plan amendments provided there is no change to the intention of these documents.
5. A further report be submitted to Council following the conclusion of the exhibition period.
6. An amendment be endorsed to the Heritage Incentives Policy to allow the Development Application fee waiver to cover draft heritage items.

## **ATTACHMENTS** [Click here for attachment\(s\)](#)

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- A. Hurlstone Park Proposed Changes
- B. Hurlstone Park Heritage Submissions Map
- C. Hurlstone Park Review City Plan Review
- D. List of Draft Heritage Items in Hurlstone Park
- E. Hurlstone Park SHI Forms
- F. Submitters Table
- G. Canterbury Bankstown Local Planning Panel - Report, 1 April 2019
- H. Canterbury Bankstown Local Planning Panel - Minutes of Meeting, 1 April 2019

## **POLICY IMPACT**

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The key Council policy related to heritage is the Heritage Incentives Policy, which provides heritage incentives for the owners of heritage listed properties including grant funding. It is recommended in this report to extend the development application fee waiver to draft heritage listed properties.

The policy context within which heritage studies and associated planning provisions are prepared is guided by the NSW Heritage Act 1977 and Environmental Planning and Assessment Act 1979.

## **FINANCIAL IMPACT**

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The recommendation contained in this report do not commit Council to expenditure of funds.

## **COMMUNITY IMPACT**

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The recommendations impact on the community of Canterbury-Bankstown through the implementation of further heritage controls for Hurlstone Park. There has been general community support for what has been exhibited to date, with nearly 90% of submissions supporting the proposal. Although there has also been objection to some specific aspects of the proposed initiatives, there has also been support for taking the initiatives further. These matters have however been peer reviewed to ensure what is being recommended to Council is reasonable, based on the most up to date analysis and defensible.

The recommendations are considered to impact positively on the environment of Canterbury Bankstown through protection of properties that have heritage significance and areas that demonstrate conservation value.



## DETAILED INFORMATION

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### Executive Summary

The executive summary below highlights the key amendments recommended to the previously exhibited version of the planning proposal.

#### Overview of submissions

Nearly 90% (223 of the 254) of submissions received were supportive, and over 36% of the total submissions sought an additional Heritage Conservation Area south of the railway line.

#### Review of objections to exhibited draft heritage items

- The draft group at 66, 68, 70, 72, 76, and 78 Crinan Street is recommended not to be listed with the exception of 78 Crinan Street.
- The property at 128 Duntroon Street Street is recommended not to be listed.

#### Exhibited Draft Heritage Conservation Areas (HCAs)

- Consolidation and expansion of draft Melford Street and Melford Street North HCAs recommended.
- Consolidation and expansion of draft Duntroon Street and Hampden Street HCAs added recommended.
- Minor expansion of draft Floss Street HCA recommended.
- Minor changes to draft Crinan Street Shop HCA recommended.
- Draft Tennant Parade HCA recommended to no longer be proceeded with.

#### Request for new Heritage Conservation Areas south of the Railway Line

- A new HCA south of the railway line in the Hopetoun Street / Railway Street area recommended.
- A new HCA in the Starkey Street area was also recommended.

#### Height changes in Hurlstone Park Town Centre Heritage Conservation Areas

- Proposed height reduction from 14 metres to 11 metres recommended to be maintained for the area north of the railway line.
- Proposed height reduction from 14 metres to 11 metres recommended to be further reduced to 9m for the area south of the railway line.
- Refined Development Control Plan controls are recommended.

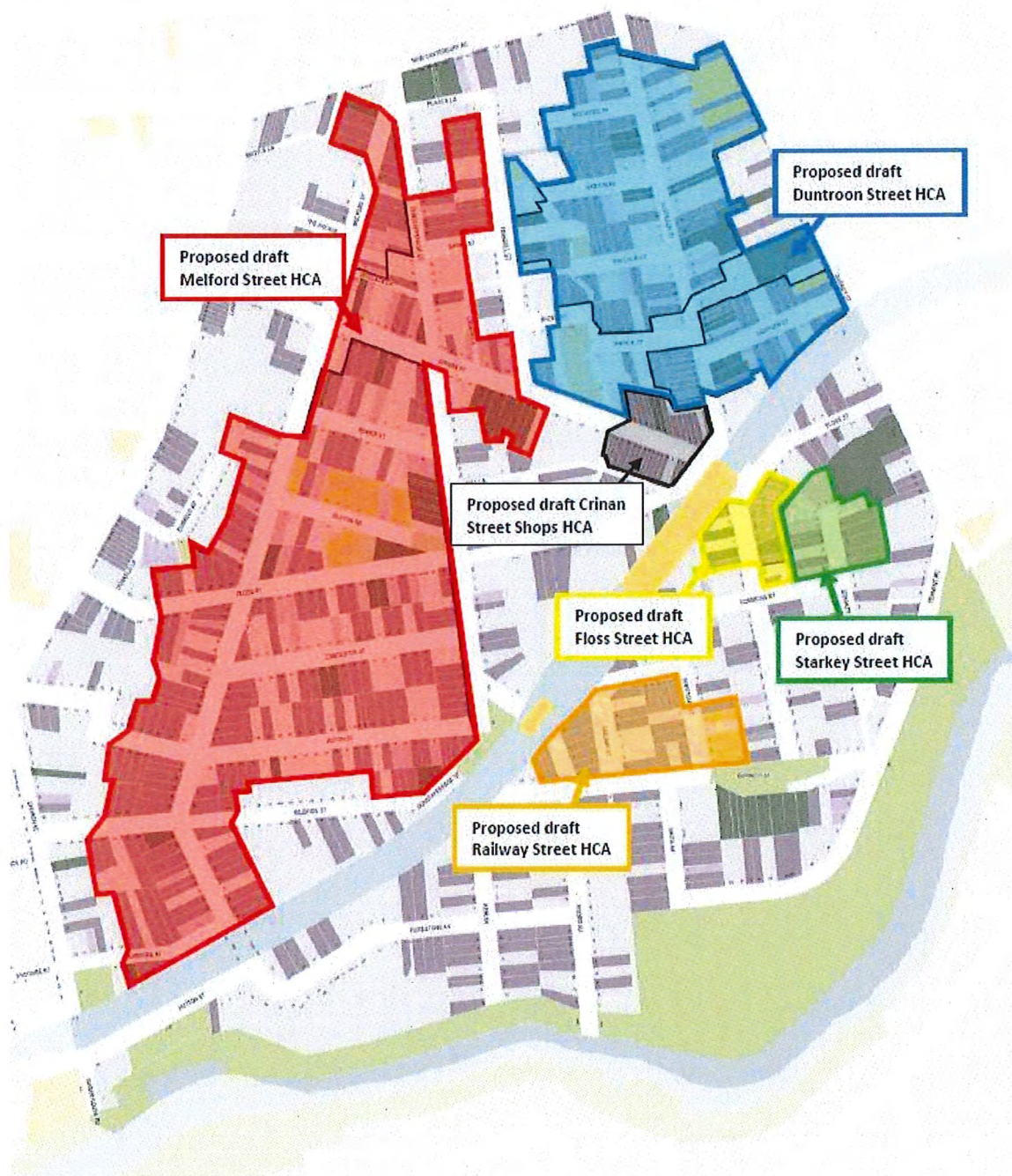
#### Requests for new heritage items

- Support for listing of properties at:
  - 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue (houses)
  - 30 Floss Street (shops)
  - 3, 5, and 10 Wallace Avenue (houses)
- Other requests for listing not supported.

## Overall

- Two new HCAs and expansion in area covered by exhibited draft HCAs, some of which have been consolidated and expanded.
- Six draft heritage items no longer recommended for listing (all are however in draft HCAs).
- 12 new properties recommended for heritage listing.
- Height reductions in the town centre supported in the review.

A map indicating the proposed new draft HCA boundaries is shown below:



Note: Properties shaded grey are contributory ranked buildings.

## Canterbury Bankstown Local Planning Panel Meeting

A comprehensive report on the Hurlstone Park heritage initiatives was presented to the Canterbury Bankstown Local Planning Panel Meeting on 1 April 2019. A copy of this report is attached.

The report dealt with a range of issues including:

- Background to the initiatives.
- Endorsement and exhibition of a Planning Proposal in 2017.
- Comments received during the public exhibition.
- An external review by City Plan Heritage of key submission issues.

The Local Planning Panel considered this report and made the following recommendation to Council:

1. *An amended planning proposal be submitted to the Department of Planning and Environment for an altered Gateway Determination incorporating the changes outlined in the council officers report subject to the changes identified in the discussion section (B) of this report.*
2. *Upon receiving a revised Gateway Determination, the planning proposal be placed on public exhibition along with associated amendments to Canterbury Development Control Plan 2012.*
3. *The General Manager be given delegated authority to make minor amendments to the Heritage Review, Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, provided there is no change to the intention of these documents.*
4. *Council receive a further report outlining the findings of the exhibition period.*

The discussion referred to in the Part 1 of the Local Planning Panel recommendation also makes specific recommendations in relation to the Planning Proposal. A copy of the minutes of the Local Planning Panel meeting including the above recommendation and discussion is attached.

The Local Planning Panel did not agree with all of the outcomes recommended in the Council officer's report. The key points of difference are:

- The draft Tennent Parade Heritage Conservation Area was not supported by the panel.
- The listing of properties at 66, 68, 70, 72, and 76 Crinan Street; and 28, 32, and 34 Floss Street were not supported by the panel.
- The panel recommended that the site at 36 Floss Street and 118 Duntroon Street have a 9 metre height limit consistent with adjoining sites.
- The inclusion of 26 Floss Street within the Floss Street HCA or any HCA was not supported by the panel.
- While the proposed Railway Street HCA is supported by the Panel to proceed to exhibition, it noted it does not present as a cohesive HCA and further investigation should take place during the exhibition.



The changes recommended by the Local Planning Panel are supported.

It is noted that in relation to the height limit recommendation for 36 Floss Street and 118 Duntroon Street there is currently a development application (DA) for a three storey shop top housing development with boarding house accommodation on this site. The appeal decision referred to in the Panel discussion also stated that three storey development is an appropriate building form for this site. A three storey building is unlikely to be achievable within a 9 metre height limit if Council decides to proceed with the Local Planning Panel recommendations. This issue will need to be resolved as part of the determination of the DA.

The draft Tennent Parade HCA in the previously exhibited Planning Proposal was proposed to change in zoning from R3 Medium Density Residential to R2 Low Density Residential. This was consistent with all residential zoned properties in HCAs where the R2 Low Density Residential was regarded as a better fit in terms of maintaining the single dwelling character of the HCAs. Now the Tennent Parade HCA is not recommended to proceed, the associated proposed zoning change for this HCA is also no longer necessary.

### **Development Control Plan Amendments**

Draft amendments to Chapter B8 Heritage of Canterbury Development Control Plan (DCP) 2012 were also exhibited with the Planning Proposal. The purpose of these amendments was to support the Planning Proposal objectives. They proposed more specific development controls in relation to building elements and form, and provided character statements and criteria for each proposed HCA.

A small number of submissions commented on the amendments. An assessment of these issues is outlined below. These issues were not reported to the Canterbury Bankstown Local Planning Panel Meeting as the scope of panel was confined to the Planning Proposal only (although the panel did make some related comments on the DCP).

#### Issue

No heritage listed building can be shadowed (by surrounding development) for a longer period than it is today

#### Officer Comment

Overshadowing is an amenity issue rather than a heritage conservation one. It is not appropriate to discriminate between heritage and non-heritage properties in this respect. The proposed control also is very arbitrary – if a property received an increase in overshadowing of a very marginal nature and the impact was still acceptable, then this should not be grounds for refusal.

This proposed change is therefore not supported.

#### Issue

Solar panels should be placed at the rear of houses or on garages.



#### Officer Comment

Inappropriately located structures such as solar panels can detract from the character of heritage items and properties in HCAs. New controls are recommended to ensure the appropriate siting of structures or installations such as solar panels, satellite dishes, TV antennae etc.

#### Issue

If plants of a similar species cannot be used, then the use of plants native to the Hurlstone Park area should be encouraged.

#### Officer Comment

Agreed. The use of local native plants is a sound environmental principle. It is recommended that the DCP be amended to encourage the use of plants native to the Hurlstone Park area.

Along with these recommended changes, the DCP will require further consequential amendments if the proposed changes to the Planning Proposal occur including controls for the additional HCAs. The City Plan Review has also recommended more detailed controls for town centre development and the Local Planning Panel also has made commentary that controls be in place to ensure upper level additions in the town centre do not overwhelm existing buildings.

It is also considered that the amended DCP lacks controls in relation to secondary dwellings and could provide incentives to encourage residential use of upper level shop floor space and should be revised accordingly.

It is recommended that draft amendments to Chapter B8 Heritage of Canterbury Development Control Plan 2012 be prepared including and exhibited once an altered gateway determination is received, and the outcomes reported back to Council.

#### **Heritage Incentives Policy**

In September 2018 Council adopted a Heritage Incentives Policy to assist in the conservation of heritage items. One of the incentives contained in this Policy is a DA fee waiver for heritage items subject to certain criteria.

In respect of the proposed heritage listings in Hurlstone Park, it is recommended to also extend this fee waiver to the 35 draft heritage items proposed. This is because draft items will also require DAs for works that would ordinarily not require this form of consent, and are also not able to obtain minor works exemptions that only apply to listed items. They also require the same degree of heritage documentation when submitting a DA as for a heritage item.

As such extending the policy to draft heritage items would mean owners are not disadvantaged by the draft heritage listing of their properties, in respect of having to pay for DA fees arising by virtue of this draft listing.

### **Other matters**

The City Plan Review document requires a minor amendment to clarify the scope of the review recommendations for further heritage listings. This will be undertaken before any exhibition of the document.



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 30 APRIL 2019**

---

1. Council support the request from RSAC and purchase a table at their Charity Sports Lunch held on 31 May 2019 for an amount of \$640.
2. Council support the request from Mirath in Mind and donate \$1,000 towards their musical event and annual gala day.
3. Council support the request from the Lebanese Muslim Association – Parry Park and waive the fees for the use of the car park for Ramadan in the amount of \$4818.
4. Council support the request from the Australian Red Cross and waive the room hire fee at the BLaKC for \$96.
5. These funds are made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

CLRS EL-HAYEK AND ZAKHIA RETURNED TO THE MEETING AT 6.22 PM.

**SUSPENSION OF STANDING ORDERS**

(542)

**CLR. DOWNEY:/CLR. TUNTEVSKI**

RESOLVED that:

- i) Permission be granted to those people who have made the necessary application to address Council for five minutes.
- ii) Standing Orders be suspended and Items 5.1, 5.2, 7.3 and 8.4 be dealt with now.
- iii) Standing Orders then be resumed.

- CARRIED

**SECTION 5:**

**PLANNING MATTERS**

**ITEM 5.1**

**IMPLEMENTATION OF HURLSTONE PARK HERITAGE ASSESSMENT STUDY**

IN RESPECT OF ITEM 5.1 - IMPLEMENTATION OF HURLSTONE PARK HERITAGE ASSESSMENT STUDY, CLR EISLER DECLARED A NON SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS SHE IS A RESIDENT OF HURLSTONE PARK AND AS SHE WAS NOT AFFECTED BY THE HERITAGE STUDY SHE INDICATED IT WILL NOT AFFECT HER CONSIDERATION OF THE MATTER AND SHE WILL REMAIN IN THE CHAMBER.

MR BRETT SMOUT (RESIDENT) ADDRESSED COUNCIL.



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 30 APRIL 2019**

---

MR MARCUS DERVIN (RESIDENT) ADDRESSED COUNCIL.

MR LIAM JAMES (RESIDENT) ADDRESSED COUNCIL.

MS CALLANTHA BRIGHAM (RESIDENT) ADDRESSED COUNCIL.

MS MARIE HEALY (HURLSTONE PARK ASSOCIATION) ADDRESSED COUNCIL.

(543)

**CLR. EISLER:/CLR. RAFFAN**

RESOLVED that

1. An amended Planning Proposal to implement heritage controls in Hurlstone Park be submitted to the Minister for Planning for an altered Gateway Determination incorporating the changes outlined in this report.
2. Upon receiving an altered Gateway Determination, the Planning Proposal be placed on public exhibition.
3. Draft amendments to Chapter B8 Heritage of Canterbury Development Control Plan 2012 also be prepared and exhibited alongside the Planning Proposal.
4. The General Manager be given delegated authority to make minor amendments to the draft Heritage Item and Heritage Conservation Area State Inventory Sheet forms, and to the mapping and wording of the Development Control Plan amendments provided there is no change to the intention of these documents.
5. A further report be submitted to Council following the conclusion of the exhibition period.
6. An amendment be endorsed to the Heritage Incentives Policy to allow the Development Application fee waiver to cover draft heritage items.

- CARRIED

**For:-**

Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza, Raffan, Saleh, Tuntevski, Waud, Zakhia and Zaman

**Against:-**

Nil

## **Attachment 8**

### **Proposed Local Heritage Items**

## Attachment 8 - Proposed local heritage items

Description	Address	Detailed description/comment
Federation period houses	1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue	Group of largely intact freestanding single storey Federation period houses within a cul de sac. Part of proposed Duntroon Street HCA.
Edgeware School (Special purpose public school)	6-20 Burnett Street	Public school buildings constructed prior to 1943 (from 1943 aerial photo).
Weatherboard house	101 Crinan Street	Part of an 1897 subdivision of the north side of Crinan Street between Melford and Dunstaffenage Streets.
Group of late Victorian and Federation period houses	78 Crinan Street	No. 78 – Victorian Italianate style freestanding single storey rendered brick house.
Federation Queen Anne style house "Stratford" (formerly "Toorak")	96 Crinan Street	Freestanding single storey Federation Queen Anne style brick house with slate roof, original front fence
Federation Queen Anne style house with original slate roof	27 Duntroon Street	1912 Broadhurst postcard shows development in Duntroon Street at this time.
Federation Queen Anne style pair of semi-detached houses	37 and 39 Duntroon Street	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roofs.
Victorian Italianate style house	90 Duntroon Street	Victorian Italianate style house freestanding single storey, rendered or painted brick.
Victorian Italianate style house	92 Duntroon Street	Victorian Italianate style house freestanding single storey, rendered or painted brick, with a slate roof.
Federation period urban park "Euston Reserve"	2C and 2D Euston Road and adjoining road closures	Historically significant public park which includes Ficus trees and a war memorial. In Council ownership. Conservation Management Strategy prepared for this park.
Federation House	29 Fernhill Street (corner Barre Street)	Federation Queen Anne style single storey freestanding facebrick house with original slate roof on corner site.
Federation House	31 Fernhill Street (corner Barre Street)	Federation Queen Anne style single storey freestanding facebrick house with terracotta tiled roof on corner site.
Electricity Substation No. 57	12 Floss Street	Brick substation built in 1921. Listed on Section 170 register
Inter-war commercial building	"The Chambers" 30 Floss Street	Landmark two storey commercial building set within a small group of single storey shops.
Federation period house	44-46 Floss Street	Former Station Master's Residence
Federation Queen Anne style house "Dalraida"	79 Floss Street	Fine Federation Queen Anne style house on corner of Floss and Melford Streets. Part of proposed Floss Street HCA."
Late Victorian period house	42 Garnet Street	Freestanding single storey late Victorian period house.

<b>Description</b>	<b>Address</b>	<b>Detailed description/comment</b>
Worked quarry faces	76-80 Garnet Street	Former quarry site (now residential flat development) with remnant worked quarry faces.
Pair of Federation semi-detached houses	15 and 17 Gower Street (corner Melford Street)	Unusual pair of asymmetrical Federation Queen Anne style semi-detached houses, single storey facebrick with slate roof, on corner site.
Inter War California Bungalow on large site	21 Kilbride Street	Fine example of Inter-war California Bungalow on large garden site.
Federation and Inter-War church building "Hurlstone Park Uniting Church"	8 Melford Street	Former Methodist Church opened in 1912.
Federation Queen Anne style house "Fern Hill" (formerly "Julie Rae")	104 Melford Street	Fine Federation Queen Anne style house on corner of Kilbride and Melford Streets.
Federation and Inter-War period church buildings and child care centre "St Stephanos Greek Orthodox Church" (former St Stephens Anglican Church)	648-668 New Canterbury Road	Former St Stephens Anglican Church (1924 brick church), including original weatherboard church (1908) and Inter war child care centre. Brick church designed by architect John Burcham Clamp.
Federation period houses	3, 5, and 10 Wallace Avenue	Group of largely intact freestanding single storey Federation period houses within a cul de sac. Part of proposed Duntroon Street HCA..



## **Attachment 9**

### **Proposed Heritage Conservation Areas**

## Attachment 9 - Proposed Heritage Conservation Areas

Draft HCA name	Description	HCA boundaries	Contributory
Crinan Street shops HCA	Federation period shops/retail precinct	Southern end of Crinan Street (on north side, near Hurlstone Park Railway Station), and 3-25 Crinan Street; 4-38 Crinan Street; 21-27 Floss Street;	93%
Duntroon Street HCA	Mix of Victorian, Federation and Inter-war period housing	Includes part of Duntroon Street, Woodside Avenue, Barton Avenue, Wallace Avenue, Marcia Street, Crinan Street, Short Street, Hampden Street (both sides) and sections of Fernhill and Garnet Streets.	71%
Floss Street HCA	Federation to Inter-war period shops and houses south of the railway station	Group of shops and houses including shops at 26A-30 Floss Street. 32-34 Floss Street (built 1916) and 101-105 Duntroon Street and houses at 118-134 Duntroon Street and 1A Commons Street, and 107-115 Duntroon Street.	76%
Melford Street HCA or	Federation period housing and streetscapes	From the railway line north including parts of Melford Street, Canberra Street, Kirkbride Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, Crinan Street, and Dunstaffenage Street.	74%
Railway Street HCA	A cross section of houses representing Federation and Inter-War development in Hurlstone Park ranging from large ornate houses to small cottages.	Includes 7-15 Burnett Street, 5A-15 Foord Avenue, 12-16 and 17-27 Hopetoun Street, and 2-26 Railway Street.	76%
Starkey Street HCA	Inter-war Californian Bungalows	Includes 1A-11 and 2-22 Starkey Street.	78%

## **Attachment 10**

### **State Heritage Inventory (SHI) Forms**

# Canterbury Heritage Inventory

SHI Number  
**1300438**  
Study Number

Item Name: **Edgeware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

Address: 6-20 Burnett Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
Other/Former Names: Hurlstone Park South Infants School  
Area/Group/Complex:  
Aboriginal Area:  
Curtilage/Boundary: The school site is bounded by Burnett Street to the north, shared boundaries with 4 Burnett St and 44 Tennent Parade to the east, shared boundaries with 44 Tennent Parade, 50-50A, 52, 54, 56, 58 and 60 Tennent Parade to the south, and shared boundaries with Nos. 12-14 and 16-20 Smith Avenue to the west.  
Item Type: Built  
Group: Education  
Category: School - State (public)  
Owner: State Government  
Admin Codes:  
Code 2:  
Code 3:  
Current Use: Special public school  
Former Uses: Public Infants School, Catholic Special School

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The two former Hurlstone Park South Infants school buildings (the main classroom building completed 1927 and the weatherboard classroom building completed 1928) are of local historical significance demonstrating the growth of educational facilities in the early to mid 20th century.  
The two early school buildings are of local aesthetic significance as examples of 1920s classroom buildings designed by the NSW Education Department architects office. The design details of the buildings such as tall timber-framed multi-paned windows, fanlights over doors, highlight windows and verandahs, reflect educational architectural thinking of the 1920s period in NSW where standard forms of buildings were developed to address growth across Sydney. This was during a period of austerity seen in the use of timber as well as the use of brick. The two 1920s school buildings are representative of Education Department design from the period.  
The buildings are representative of school development in then new suburbs.



# Canterbury Heritage Inventory

SHI Number

1300438

Study Number

Item Name: **Edgware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

## Historical Notes

### Area History

### or Provenance:

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s' (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Edgware School is located on what were Lots 95, 96, 103, 104 and 105 of Deposited Plan 8865, the ninth subdivision of Jeffreys Estate, 1917, by then owned by the Intercolonial Land Investment & Building Society Co Ltd. Situated at the south east corner of Hurlstone Park, it was one of the last parts of Jeffreys Estate to be subdivided and comprised land north from the Cooks River fronting Tennant Road (then Smith Avenue) and Burnett Street (then the eastern end of Kilbride Street, split by the railway line during the 1890s).

Much of the subdivision had been sold by 1923 when the NSW Minister for Education announced that a Public Infants School would be built at Hurlstone Park South (NSW Government Gazette, 26 October 1923, p.5007.) In 1924 the land listed above was purchased from various owners 'for the purposes of the Public Instruction Act.' Tenders were called for construction of a school building in 1926 (NSW Government Gazette, 12 March 1926, p.1223). A regular seeker of school jobs, Belmore builder A Quiggin, was successful with a tender of £2593 (\$5186). (Sydney Morning Herald, 28 April 1926, p.9).

The school building was designed by the Department of Education's architects' office, and is a standard school design. The 1920s was one of three periods when public schools were not

# Canterbury Heritage Inventory

SHI Number  
**1300438**  
Study Number

Item Name: **Edgeware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

designed by the NSW Government Architects' Office, and the Education Department's architects were frequently criticized for producing 'the plainest of school buildings'. (Construction and Local Government Journal, 28 November 1928, p.14.) Certainly there is little flourish to the new school's brick classroom block beneath an iron gabled roof, comprising three classrooms connected by a north-facing veranda. Opening the school officially on 6 April 1927, the Inspector of Schools 'made reference to the growth of the district, which the department had recognized by making provision whereby the present building could be added to by another storey, and further extensions made on the ground floor' (Sun, 6 April 1927, p.15). The founding principal was Marcia Macara.

Tenders were advertised in 1928 for a new infant's building at Hurlstone Park (The Sun, Sydney, 29 October 1928, page 2). This is most likely the building referred to as the Weatherboard Classroom building (see description).

As depicted in the 1943 aerial survey photo the school consisted of the main classroom building and a smaller building to its rear (the Weatherboard classroom building). Since then the verandahs to the main classroom building have been enclosed - probably about 1948 as the school's Parents and Citizen's association had been promised action in response to its campaign 'to get wire grilles to protect the school's porches. It complained that these were in a disgraceful state because the school was not fenced and was a hunting ground for vandals'. (Sydney Morning Herald, 1 June 1948, p.1). Although it was the only public school in Hurlstone Park enrolments were modest: in 1977 only 147 children were being taught by six teachers (Canterbury Council local history file). The school was closed due to declining enrolments in 1989, despite a concerted local campaign against the closure. By this time demountable buildings had been added to site. Following the closure of the school as a public school, the site was leased to the Catholic Education Office as a special school, which also closed in 1996. The NSW Government then relocated Edgeware House, a special needs school, to the site in 1997, while selling off part of the site for a townhouse development, again inciting community protests (Valley Times, 11 December 1997, p.1). There are now seven modern school buildings on the site in addition to the two early school buildings

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Towns, suburbs and village	(none)
	6. Educating	Education	(none)

Designer: Department of Public Education Architects Office

Maker / Builder: A. Quiggin

Year Started: 1926      Year Completed: 1928      Circa: No



Item Name: **Edgware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

**Physical Description:** The school site faces Burnett Street to the north, and is located in a section of the street accessed from Tennent Parade to the east and closed off at the western end from the western continuation of Burnett Street. To the west the boundary of the school site is adjacent to the rear boundaries of properties at 12-20 Smith Street, to the east the school property is adjacent to the western boundary of the property at No. 4 Burnett Street. To the south, the school site adjoins the rear property boundaries of properties at 46-60 Tennent Parade.

There are two school buildings on the site that date from the early years of the school:

Main Classroom building (completed 1927)

A gabled brick building with a verandah along the Burnett Street (north) frontage returning along the east and west sides, the verandahs now being enclosed with weatherboards and timber windows. The main corrugated iron roof extends over the front verandah, and the verandah roofs wrap around the brick gable ends of the building. The building has wide eaves, with tongue and grooved boarded soffits to the gable ends to east and west and with exposed timber rafter ends to north and south. Windows to the verandah enclosures are small multipaned timber framed windows. External windows to the rear (south) of the brick central portion of the building are tall simple timber-framed double hung windows placed in pairs.

Internally, details include original door and window openings with tall multipaned (6 panes per sash) timber-framed windows along the original brick front (north) façade facing into the now-enclosed front verandah, door openings retaining fanlights and original architraves, and fireplaces retaining some detail.

Weatherboard Classroom Building (completed 1928)

This weatherboard building is located to the south-west of the main school building. It is a small gable roofed building with a weatherboard-enclosed skillion-roofed verandah on the north elevation facing Burnett Street. Internally the verandah retains evidence of timber-slatted ends to east and west.

Internally, the building has a modern ceiling, however, it appears to have originally featured a high ceiling - there are high windows to the exterior on the west and north elevations which no longer provide light to the interior due to the installation of the modern low ceiling.

Windows to the east side are two pairs of simple timber-framed double-hung windows and there are modern concrete entry steps, railing and modern entry door on the east elevation. A modern window has been installed on the west elevation.

**Physical Condition:** Good

**Modification Dates:** Seven additional buildings have been added to the site since 1943.

With regard to the early school buildings, the following modifications are evident:

Main Classroom building: verandah enclosures to east, north and south dating from 1948, removal of early fireplaces, replacement of original doors.

Weatherboard Classroom building: enclosure of originally open east verandah, modern low ceiling to interior, new window to north elevation, entry door and steps to south elevation.

# Canterbury Heritage Inventory

SHI Number

1300438

Study Number

Item Name: **Edgware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

**Recommended  
Management:**

**APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:**

(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

Future new buildings or additions should be designed in response to the heritage values of the two buildings and their setting.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** The former Hurlstone Park South Infants school buildings (the main classroom building completed 1927 and the weatherboard classroom building completed 1928) are of local historical significance as evidence of the history of educational provision in the local area in the early to mid 20th century.
- Criteria b)** Not relevant.
- Criteria c)** The two early school buildings - the Main classroom building constructed 1926-1927 and the Weatherboard Classroom building constructed in 1928 - are of aesthetic significance as examples of 1920s classroom buildings designed by NSW Education Department Architects. The design details of the buildings such as tall timber-framed multi-paned windows, fanlights over doors, highlight windows and verandahs, reflect educational architectural thinking of the 1920s period in NSW and demonstrate an austere approach to building design.
- Criteria d)** Social significance has not been researched. It is possible that the school has social significance to former staff and pupils.
- Criteria e)** Not relevant.
- Criteria f)** Not relevant.
- Criteria g)** The two 1920s school buildings are representative of NSW Education Department Architect designs of this period.



# Canterbury Heritage Inventory

SHI Number

1300438

Study Number

Item Name: **Edgware Special School - 1927 and 1928 building**Location: **6-20 Burnett Street, Hurlstone Park**

Integrity / Intactness: Borth early buildings are relatively intact.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	A		DP	102474
	LOT	B		DP	102474
	LOT	108		DP	8865
	LOT	106		DP	8865
	LOT	104		DP	8865
	LOT	103		DP	8865
	LOT	102		DP	8865
	LOT	105		DP	8865

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 11/01/2017

Date Updated: 28/03/2017

Status: Basic

## *Canterbury Heritage Inventory*

SHI Number

**1300438**

Study Number

Item Name: **Edgeware Special School - 1927 and 1928 building**

Location: **6-20 Burnett Street, Hurlstone Park**

# Canterbury Heritage Inventory

SHI Number

1300440

Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

Address: 101 Crinan Street

DUAP Region: Sydney South

Suburb / Nearest Town: Hurlstone Park 2193

Historic region: Sydney

Local Govt Area: Canterbury

Parish:

State: NSW

County:

Other/Formal Names: "Guernsey"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The house, built in 1899, is of local historical significance as it is one of the earliest remaining houses in the Hurlstone Park area, having been constructed in 1899 and first occupied in 1900, and illustrates the early development of the 1897 subdivision by dairyman Benjamin Bennett of ten lots fronting Crinan Street. The site dimensions still reflect the 1897 subdivision pattern.

The house is of local aesthetic significance as an example of the transition between a Victorian Georgian vernacular style cottage and the Federation period, illustrated by the Victorian period simple symmetrical hipped roofed form of the house with separate front verandah roof, but also incorporating top sashes to front windows with coloured panes of glass fashionable in the Federation period.

The house is also relatively rare for the Hurlstone Park area for its weatherboard construction.

The house is a representative late 19th century example of the transition from Victorian Georgian vernacular to Federation period details.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.



# Canterbury Heritage Inventory

SHI Number

1300440

Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22)... Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Crinan Street was one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast.

101 Crinan Street occupies Lot 9 of Deposited Plan 3383, an 1897 subdivision by Benjamin James Bennett of land he had purchased in 1883 from Sophia Campbell's subdivision. A dairyman, Bennett had run cattle on the land between Melford and Dunstaffnage streets before subdividing the Crinan Street frontage into ten building allotments.

Lot 9 was purchased in 1897 by Ernest Peter Mollet and his wife Elizabeth. A salesman formerly resident in Glebe, Ernest Mollet is listed in Sands from 1900 (meaning a likely 1899 construction date for the house), one of the first residents of this stretch of Crinan Street. His timber house was not unusual: in 1911 about 30 per cent of Sydney dwellings were clad with timber, a result partly of advances in mill technology which greatly reduced the cost of wall boards, mouldings, frames and all timber construction elements (Australia Census 1911, p.1965). Although the Hurlstone Park subdivisions' covenant "that all new dwellings must be valued at at least £250 (\$500)" was no doubt intended to encourage brick construction, it did not ban timber dwellings as did some subdivision covenants.

The Mollets named their house Guernsey, presumably after the Channel Island, before they moved to a more salubrious dwelling in Duntroon Street, Hurlstone Park in 1919. The house name does not seem to have survived the ownership of Claude Arthur Primrose, a Sydney accountant, the first of three swift changes of ownership. The other owners at this time were



# Canterbury Heritage Inventory

SHI Number

1300440

Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

storeman Robert Linke and wife Violet, followed by labourer Richard Cramp of Petersham (LPI Transfers A464654, A960104 and B106171)

Wilfred Tarver, a Marrickville baker, purchased the house in 1926, residing there until 1940 and the property continued to provide worker's housing with sheet metal worker Aubrey Francis Histon and wife Mary owners from 1940 to 1975 (LPI Transfers B425979, C897911).

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started: 1899

Year Completed: 1899

Circa: No

**Physical Description:** The site, which reflects the original 1897 subdivision pattern, runs through from Crinan Street at the front (south-west) to Wallace Lane at the rear (to the north-east). The house is built to address Crinan Street.

The house is a single storey freestanding weatherboard house with a hipped corrugated iron roof and separate skillion corrugated iron front verandah roof. In form, it is a vernacular Victorian Georgian style cottage, symmetrical with central timber paneled front door and fanlight, flanked by pairs of timber-framed double hung windows. The house reflects Federation period details in the multicoloured panes of glass to the top sashes of the front windows.

A central path leads to the front verandah and front door. There is a modern low brick front fence.

**Physical Condition:** Fair

**Modification Dates:** Circa 1970's low brick front fence. Sides of the front verandah have been clad with fibre-cement panels, and two thin metal posts (circa 1950s) have been added to the front verandah. The verandah also lacks a frieze. There are now no chimneys to the roof (though chimneys appear on the 1943 aerial photo of the house), meaning that the roof has been reclad since 1943 with resulting loss of chimneys. The skillion front verandah roof is also likely a replacement of a more elaborate original front verandah roof (either bullnose profile or concave curved).

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

# Canterbury Heritage Inventory

SHI Number  
**1300440**  
Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

Replacement of the front fence with a fence more in keeping with the style of the house.

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** The house, built in 1899, is of local historical significance as it is one of the earliest remaining houses in the Hurlstone Park area, having been constructed in 1899 and first occupied in 1900, and illustrates the early development of the 1897 subdivision by dairyman Benjamin Bennett of ten lots fronting Crinan Street. The site dimensions still reflect the 1897 subdivision pattern.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance as an example of the transition between a Victorian Georgian vernacular cottage style and the Federation period, illustrated by the Victorian period simple symmetrical hipped roofed form of the house with separate front verandah roof, but also incorporating top sashes to front windows with coloured panes of glass fashionable in the Federation period.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The house is relatively rare for the Hurlstone Park area for its weatherboard construction.

**Criteria g)** The house is a representative late 19th century example of the transition from Victorian Georgian vernacular to Federation period details.

**Integrity / Intactness:** Relatively intact. Modern brick front fence.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

# Canterbury Heritage Inventory

SHI Number

1300440

Study Number

Item Name: **Weatherboard house**

Location: **101 Crinan Street, Hurlstone Park**

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	9		DP	3383

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 12/01/2017

Date Updated: 28/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number

1300292

Study Number

Item Name: **Federation Queen Anne style house "Stratford"**

Location: **96 Crinan Street, Hurlstone Park**

Address: 96 Crinan Street

DUAP Region: Sydney South

Suburb / Nearest Town: Hurlstone Park 2193

Historic region: Sydney

Local Govt Area: Canterbury

Parish: Petersham

State: NSW

County: Cumberland

Other/Former Names: "Toorak"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** This house, constructed in 1912-1913, is of local historical significance as it illustrates the early development of the 1910 Jeffreys Estate No.5 subdivision. The house is of local aesthetic significance as a fine example of a Federation Queen Anne style house with late Federation features (particularly timberwork detail to the front verandah, brick strapwork and roughcast stucco to chimneys). The house is a fine representative example of the Federation Queen Anne style in Hurlstone Park and the property is particularly distinctive for a high level of integrity of period detail, including the original front fence.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from



# Canterbury Heritage Inventory

SHI Number  
**1300292**  
Study Number

Item Name: **Federation Queen Anne style house "Stratford"**

Location: **96 Crinan Street, Hurlstone Park**

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

The land was part of the Jeffrey's Estate no.5, subdivided in August 1910. It was sold on 18/11/1911 to Albert Ernest West of Newtown, a carpenter. He occupied his new house some time in 1914. It was sold in January 1918 to James Edward Macintosh of Balmain, a wool classer, and the family retained it until 1958.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

## Designer:

Maker / Builder: Albert Ernest West (?)

Year Started: 1912      Year Completed: 1913      Circa: No

**Physical Description:** A single-storey freestanding late Federation face brick house with asymmetrical facade and a slate clad hipped and gabled roof with a prominent gable end above the verandah facing the street. The roof features terracotta finials and ridge capping and two stuccoed brick chimneys with brick strapwork and terracotta chimney pots. The front verandah beneath the imitation half-timbered gable end has a brick balustrade surmounted by timber posts with elaborate timber brackets and decorative timber frieze. There are, tessellated tiles to the entrance steps and verandah, segmented arched timber casement windows in two groups of three to the facade, and an original brick fence with decorative wrought iron infill panels. Landscaping of the front garden enhances the setting of the house.

# Canterbury Heritage Inventory

SHI Number  
**1300292**  
Study Number

Item Name: **Federation Queen Anne style house "Stratford"**  
Location: **96 Crinan Street, Hurlstone Park**

**Physical Condition:** Good.

**Modification Dates:** There are no obvious alterations to the house as it is viewed from the street. The house is remarkably intact.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be sub-divided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument                      List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** This house, constructed in 1912-1913, is of local historical significance as it illustrates the early development of the 1910 Jeffreys Estate No. 5 subdivision.  
The house is a fine example of good quality residential development in the early years of the development of the suburb.
- Criteria b)** Not relevant.
- Criteria c)** The house is of local aesthetic significance as a fine example of a Federation Queen Anne style house with late Federation features (particularly timberwork detail to the front verandah, brick strapwork and roughcast stucco to chimneys).
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** Not relevant
- Criteria g)** The house is a fine representative example of the Federation Queen Anne style in Hurlstone Park.

**Integrity / Intactness:** The house and property are particularly distinctive for a remarkable level of integrity of period detail, including the original front fence.



# Canterbury Heritage Inventory

SHI Number  
1300292  
Study Number

Item Name: **Federation Queen Anne style house "Stratford"**  
Location: **96 Crinan Street, Hurlstone Park**

References:	Author	Title	Year
		Sands Directories 1912-1930	
	LPI	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	5		DP	5924

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
1300441  
Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

Address: 27 Duntroon Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
Other/Former Names: "Shirley" (from 1919)  
Area/Group/Complex:  
Aboriginal Area:  
Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.  
Item Type: Built  
Owner: Private - Individual  
Admin Codes:  
Current Use: Residence  
Former Uses: Residence

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:  
Group ID:  
Group: Residential buildings ( Category: House  
Code 2:  
Code 3:

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The house "Karoola" is of local historical significance as a house constructed in 1916 on the 1915 Woodside Estate subdivision, illustrating the early development of the subdivision. The house has local historical association with Commonwealth customs officers - George Leslie Symons the initial owner of the house from 1916-1919 and Henry Frederick Morris, also a customs officer and owner of the house 1919-1925, who later became a senior officer of the Department of Trade and Customs, and a member of the Tariff Board. The house is of local aesthetic significance as a fine representative example of a Federation Queen Anne style house illustrating features of the later (1910s) period of the style including asymmetrical form, front verandah roof incorporated into the main roof via a change in slope, stuccoed chimneys and gable ends, decorative timber fretwork to the front verandah and front awning brackets, and timber framed casement windows and fanlights featuring coloured glass panes. The house is a very good representative example of early residential development in the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.



# Canterbury Heritage Inventory

SHI Number

1300441

Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

27 Duntroon Street occupies Lot 1 of Deposited Plan 7126, a 1915 subdivision of land purchased in 1895 from John and Arthur Jeffreys, heirs to Sophia Campbell's estate, by Annie Elizabeth Firth, wife of George Septimus Firth, civil engineer (LPI Vol.1169 Folio 231, 23 August 1895). The Firths married in Sydney in 1888 before George Firth's engineering work on new railway projects took them to Queensland and elsewhere.

In 1915 Firth was engineer of the NSW North Coast Railway (Daily Examiner, Grafton, 22 September 1915, p.4) when the Woodside subdivision was offered for sale, consisting of 15 building lots, five fronting Duntroon Street and the remainder on the new Woodside Street running west.

The following year Lot 1 was purchased by George Leslie Symons of Dulwich Hill, a customs officer whose steady career progress through the Customs Service and the Post Master Generals Department can be traced through the Commonwealth Gazette (for example 20 April 1912). Symons' residence Karoola appears in Sands from 1917, named perhaps for a small town in Tasmania or more likely for the first Australian hospital ship, then serving in the Great War (LPI Vol.2663 Folio 40 4 May 1916). Symons sold the house in 1919 to fellow customs officer Henry Frederick Morris and wife Jessica Teresa, who renamed the house

# Canterbury Heritage Inventory

SHI Number  
**1300441**  
Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

Shirley (LPI Transfer A494737). Morris would go on to become a senior officer of the Department of Trade and Customs and a member of the Tariff Board. He was gone from Hurlstone Park in 1925 (Canberra Times, 6 May 1935 p.2). Number 27 was then sold to retired butcher Horace Percy Hill of Marrickville who resided there until his death in 1943 after which the property was bequeathed to Hill's nephew Earlwood clerk Sidney Charles Mudge (LPI Transfers B278143, D301713, 'Legal Notices', Sydney Morning Herald, 10 March 1943, p.2).

Themes: National Theme  
4. Settlement

State Theme  
Accommodation (Housing)

Local Theme  
(none)

Designer:

Maker / Builder:

Year Started: 1916      Year Completed: 1917      Circa: No

**Physical Description:** The house is a freestanding single storey Federation Queen Anne style house with face brick walls and a hipped and gabled slate clad roof with terracotta finials and ridge capping, extending over the front verandah. The roof features three tall roughcast stuccoed chimneys with terracotta chimney pots. The rough cast stuccoed front gable end features decorative detail. The front verandah retains decorative timber posts and brackets. The front windows are timber-framed casements with small coloured glass panes at the bottom of each sash, and coloured glass fanlights. The front window below the front gable end features a slate clad awning on decorative timber brackets. The front fence is a sympathetic timber picket fence. There is a garage set back behind the verandah to one side of the house.

**Physical Condition:** Good

**Modification Dates:** Side garage, modern timber picket front fence on original brick base course, and fabric awnings to front verandah are recent alterations.

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.



# Canterbury Heritage Inventory

SHI Number  
**1300441**  
Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

Management: Statutory Instrument      List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The house "Karoola" is of local historical significance as a house constructed in 1916 on the 1915 Woodside Estate subdivision, illustrating the early development of the subdivision. The house is a fine example of the early residential development of the suburb.
- Criteria b)** The house has local historical association with Commonwealth customs officers - George Leslie Symons the initial owner of the house from 1916-1919 and Henry Frederick Morris, also a customs officer and owner of the house 1919-1925, who later became a senior officer of the Department of Trade and Customs and a member of the Tariff Board.
- Criteria c)** The house is of local aesthetic significance as a fine representative example of a Federation Queen Anne style house illustrating features of the later (1910s) period of the style including asymmetrical form, front verandah roof incorporated into the main roof via a change in slope, stuccoed chimneys and gable ends, decorative timber fretwork to the front verandah and front awning brackets, and timber framed casement windows and fan lights featuring coloured glass panes.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The house is remarkably intact as viewed from the street, including original brickwork, slate roofing with terracotta ridge capping and finials, original chimneys and original timber framed casement windows.
- Criteria g)** The house is a fine representative example of the 1910s form of the Federation Queen Anne style and a fine representative example of early residential development in the suburb.

**Integrity / Intactness:** The house is remarkably intact as viewed from the street, including original brickwork, slate roofing with terracotta ridge capping and finials, original chimneys and original timber framed casement windows.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

# Canterbury Heritage Inventory

SHI Number

1300441

Study Number

Item Name: **Karoola - Federation Queen Anne style house**

Location: **27 Duntroon Street, Hurlstone Park**

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	7126
	LOT	1		DP	900840

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
1300451  
Study Number

Item Name: **Federation Queen Anne style semi-detached hous**  
Location: **37-39 Duntroon Street, Hurlstone Park**

Address: 37-39 Duntroon Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: Barton Avenue corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names: 37: "Benga", 39: "Foxton"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the lot boundaries of the two semidetached houses.

Item Type: Built

Group: Residential buildings ( Category: Serri-Detached House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residences

Former Uses: Residences

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The serri-detached pair of residences are of local historical significance as evidence of the development after 1914 of the "Hurlstone Park No.2" subdivision, which had a building covenant specifying "brick or stone construction to a minimum value of 350 pounds". The houses were built in 1915 and both rented out until 1921, when the original owner moved into No. 39, demonstrating speculative development of the subdivision. Again illustrating historical features of speculative ownership, the houses did not gain separate titles until 2004.

The residences are fine representative examples of Federation Queen Anne style semi-detached development designed for a corner location with features including asymmetrical design (with entries from different streets due to the corner location), a slate roof incorporating verandah roofs, face brick walls, roughcast stuccoed chimneys and gable ends, timber posts and fretwork to verandahs and timber framed casement windows with fanlights.

# Canterbury Heritage Inventory

SHI Number  
**1300451**  
Study Number

Item Name: **Federation Queen Anne style semi-detached house**  
Location: **37-39 Duntroon Street, Hurlstone Park**

The pair of residences are a fine early representative example of residential development in the suburb.

## Historical Notes Area History

### or Provenance:

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

37-39 Duntroon Street occupies what was Lot 13 of Deposited Plan 7566, a 1914 subdivision of land purchased in 1881 by dairy farmer John Sullivan. This land ran west from Duntroon Street to the creek between Duntroon and Dunstaffnage streets. Following Sullivan's death in 1910 his dairy farm was subdivided into 32 building lots as well as forming Barton and Wallace Avenues running west from Duntroon Street. Lot 13 faces Duntroon Street on the southern corner of Barton Avenue.

The building covenant for the 'Hurlstone Park No.2' subdivision specified brick or stone construction to a minimum value of £350, consistent with the rising aspirations of the suburb.



# Canterbury Heritage Inventory

SHI Number  
**1300451**  
Study Number

Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

Lot 13 was purchased in 1915 by Hephzibah (Effie) Boyd, wife of William Ingram Armstrong Boyd, who had been since 1903 a clerk at the NSW Department of Education (LPI Vol.2598 Folio 189, 19 August 1915; Government Gazette 4 December 1903, p.8982). Number 37 appears in Sands from 1917, although in September 1916 the first tenants of Foxton – the new house's name – was reporting the arrival of a baby son there ('Births', Sydney Morning Herald, 9 September 1916, p.16).

Meanwhile the Boyds remained at Allan Avenue, Belmore, moving to 39 Duntroon Street in 1921. By this time Mrs. Boyd had a public profile from her charitable and social work for the Methodist Church. In 1924 the Boyds moved to Manly, a 'great loss' to the Belmore Methodist Church (The Methodist, 8 November 1924 p.11).

Built on a generous sized block, almost 15 metres wide and 36 metres deep, the house was divided into two residences, number 37 using the side entrance facing Barton Avenue, while 39 used the main entrance to Duntroon Street. During the Boyds' brief stay at 39, 37 was rented by Nurse Annie Daniels, who had been resident since 1919. No. 39's name Foxton is that of several towns in England and New Zealand. 37 Duntroon Street was named Benga for some time. Hephzibah Boyd died in 1957 and the house was bequeathed to her only child, Effie Muriel Osborne (LPI Transfer H163280).

Numbers 39 and 37 did not gain separate titles until they were sold separately in 2004, in contrast to the neighbouring Lot 12 built and sold in 1914 as separate lots - now numbers 41 and 43 - divided by a party wall.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Towns, suburbs and village	(none)

Designer:

Maker / Builder:

Year Started: 1915      Year Completed: 1916      Circa: No

**Physical Description:** A pair of single storey brick semi-detached Federation Queen Anne style houses, with No. 37 located on the corner of Barton Avenue. With a gabled slate roof featuring several chimneys with terracotta chimney pots and terracotta finials and ridge capping. The houses feature slate clad awnings with timber brackets over windows, a corner verandah (now enclosed) to No. 37, and imitation half-timbered and roughcast stuccoed gable end facing Duntroon Street, also to No. 37. No. 39 features a verandah with pairs of timber posts with a simple timber frieze between the posts, facing Duntroon Street. Both verandahs are incorporated beneath the main slate roof. Windows to facades are timber-framed casements in groups of three with fanlights above. They have a low brick front fence. No. 39 has its' entry off Duntroon Street, No. 37 has its' entry off Barton Avenue which is an unusual

# Canterbury Heritage Inventory

SHI Number  
**1300451**  
Study Number

Item Name: **Federation Queen Anne style semi-detached hous**  
Location: **37-39 Duntroon Street, Hurlstone Park**

variation of semi-detached design illustrating a non-standard approach.

**Physical Condition:** Good

**Modification Dates:** Corner verandah to No.37 has been enclosed, however verandah joinery remains.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lots should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The semi-detached pair of residences are of local historical significance demonstrating the development after 1914 of the "Hurlstone Park No. 2" subdivision which had a building covenant specifying "brick or stone construction to a minimum value of 350 pounds". The houses were built in 1915 and both rented out until 1921, when the original owner moved into No. 39, demonstrating speculative development of the subdivision. Again illustrating historical features of speculative ownership, the houses did not gain separate titles until 2004.  
The building is a fine early example of residential development in the suburb.
- Criteria b)** Not relevant
- Criteria c)** The residences are fine representative examples of Federation Queen Anne style semi-detached development, with features of the style including asymmetrical design, with entries from different streets due to corner location, slate roof incorporating verandah roofs, brick walls, roughcast stuccoed chimneys and gable ends; timber posts and fretwork to verandahs, timber framed casement windows with fanlights.
- Criteria d)** Not relevant
- Criteria e)** Not relevant



# Canterbury Heritage Inventory

SHI Number  
**1300451**  
Study Number

Item Name: **Federation Queen Anne style semi-detached hous**

Location: **37-39 Duntroon Street, Hurlstone Park**

Criteria f) Not relevant

Criteria g) The residences are fine representative examples of Federation Queen Anne style semi-detached houses and fine representative example of early housing in the suburb.

## Integrity / Intactness:

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	2		DP	1069398
	LOT	1		DP	1069398

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 01/02/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

Address: 90 Duntroon Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Address: Hampden Street (corner Duntroon Street)  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names: "Glenairlie" or "Gwen Villa"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** This house 90 Duntroon Street is of local historical significance as an early house constructed in 1896-1897 on the 1895 Fernhill Railway Station Estate subdivision, which illustrates the earliest development of the subdivision. The house is of local aesthetic significance as a representative example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration. With its return verandah and gable ends facing each street frontage, this house has been designed to address its location on the corner of Duntroon and Hampden Streets. The later (1900-1901) house adjacent at No. 92 Duntroon Street appears to have been designed to reflect the style of this house at No. 90 Duntroon Street. The house is a relatively rare local example of the Victorian Italianate style. The house is a fine representative example of early residential development in the suburb.



# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-places/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

This site on the corner of Duntroon and Hampden Street was originally Lot 19 of the 1895 "Fernhill Railway Station Estate" advertised for auction on 21 September 1895.

The land, on which no. 90 is located, was sold by Ebenezer Vickery, Jr. to Margaret Keir, wife of John Keir of Canterbury, plumber, on 1/6/1899. From Sands' Directory, it appears that the house "Glenairlie" or "Gwen Villa": was built in 1897, before the land sale was registered, as John Keir is listed as a resident of the eastern side of Duntroon Street (one of only three residents on the eastern side of Duntroon Street listed that year). It was transferred in 1912 to Ina Maude Martin, widow, and an 18 foot strip from the rear of the lot was sold to enlarge Lot 34 DP3268 which faces Hampden Street.

Themes: National Theme

State Theme

Local Theme

# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started:

1897

Year Completed:

1897

Circa: No

**Physical Description:** The property is located on the corner of Hampden Street and Duntroon Street and is a single storey freestanding Victorian Italianate style house with a hipped and gabled terracotta tile roof and terracotta tiled skillion return verandah roof (note the terracotta roof tiling is not original, and the roof profile of the return verandah roof is also not original). The façade is stuccoed, and features a bay window with hipped metal "fishscale" roof and elaborate stucco detail. The front door features fanlights and sidelights. There are turned timber posts to the front verandah. The house features gable ends to both street frontages. Windows are generally timber-framed double hung. To the front bay window, the windows have slightly arched heads.  
The property has modern front and side fences.

**Physical Condition:** Good.

**Modification Dates:** The terracotta roof tiling is not original, and the roof profile of the front verandah roof is not original). Chimneys have been lost to roof recladding and the original profile of the separate front verandah roof has also been lost. Modern front and side fences.

**Recommended Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.



# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** 90 Duntroon Street is of local historical significance as a house constructed in 1896-1897 on the 1895 Fernhill Railway Station Estate subdivision illustrating the earliest development of the subdivision.  
The house is a fine (noting the roof changes) example of early residential development in the suburb.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance as a good example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration. With its return verandah and gable ends facing each street frontage, this house has been designed to address its location on the corner of Duntroon and Hampden Streets. The later (1900-1901) house adjacent at 92 Duntroon Street appears to have been designed to reflect the style of this house.

**Criteria d)** Not relevant

**Criteria e)** Not relevant.

**Criteria f)** The house is a relatively rare local example of the Victorian Italianate style.

**Criteria g)** The house is a representative example of the Victorian Italianate style and a representative example of the early housing of the suburb.

**Integrity / Intactness:** Relatively intact house (roof recladding including alteration to verandah roof form, loss of chimneys).

References:	Author	Title	Year
		Sands Directories 1896-1930	
	LPI	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	972451

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

# Canterbury Heritage Inventory

SHI Number  
**1300294**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **90 Duntroon Street, Hurlstone Park**

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number

1300442

Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

Address: 92 Duntroon Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
Other/Former Names: "Broomhill"  
Area/Group/Complex:  
Aboriginal Area:  
Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.  
Item Type: Built  
Owner:  
Admin Codes:  
Current Use: Residence  
Former Uses: Residence  
Assessed Significance: **Local**  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:  
Group ID:

Group: Residential buildings ( Category: House

Endorsed Significance:

**Statement of Significance:** 92 Duntroon Street is of local historical significance as a house constructed in 1900-1901 on the 1895 Fernhill Railway Station Estate subdivision illustrating the early development of the subdivision and suburb.

The house is of local aesthetic significance as a late (1900-1901) representative example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration, however the house also has a few Federation period touches such as the slate roof extending down over the front verandah, and the terracotta ridge capping and finials to the roof. The house represents an interesting transition between Victorian and Federation period architectural styles. The house style also appears to relate to the earlier house adjacent at 90 Duntroon Street.

The house is a relatively rare example of the Victorian Italianate style in the Hurlstone Park area.

The house is a good representative example of the Victorian Italianate style with some transitional Federation period features and a representative example of early housing in the suburb.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed



Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Duntroon Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

This site was originally (and remains) Lot 20 of the 1895 "Fernhill Railway Station Estate" advertised for auction on 21 September 1895.

Jane Auld of Pyrmont, widow, bought the property on 24/8/1900. She immediately mortgaged it to the Equitable Permanent Building Land and Savings Institution, apparently to finance the building of a house "Broomhill". John Auld was in occupation by the end of 1901. It remained in the possession of the family until 1954.

Themes:	National Theme	State Theme	Local Theme
4. Settlement		Accommodation (Housing)	(none)



# Canterbury Heritage Inventory

SHI Number

1300442

Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

Designer:

Maker / Builder:

Year Started: 1900      Year Completed: 1901      Circa: No

**Physical Description:** The property at 92 Duntroon Street retains its early subdivision dimensions. The house is a single storey freestanding Victorian Italianate style house with a hipped and gabled slate clad roof, stuccoed brick façade featuring a front verandah (now enclosed) and a bay window with separate hipped roof and elaborate stucco decoration. The slate roof features terracotta ridge capping and finials and tall stuccoed brick chimneys. Windows to the bay window are timber-framed double-hung. While essentially Victorian Italianate in style, the house does include Federation period details such as the main slate roof extending down to cover the front verandah (rather than the front verandah having a separate roof typical in the Victorian period).

**Physical Condition:** Fair

**Modification Dates:** The front verandah has been enclosed with a painted brick balustrade with timber framed windows above. The low brick front fence is also a later addition to the site.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The house is of local historical significance as a house constructed 1900-1901 on the 1895 Fernhill Railway Station Estate subdivision, which illustrates the early development of the subdivision and of housing in the suburb.

**Criteria b)** Not relevant.

# Canterbury Heritage Inventory

SHI Number  
**1300442**  
Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

**Criteria c)** The house is of local aesthetic significance as a late (1900) example of the Victorian Italianate style exemplified by its stuccoed walls and front bay window with traditional double-hung windows and stucco decoration, however the house also has a few Federation period touches such as the slate roof extending down over the front verandah, and the terracotta ridge capping and finials to the roof. The house represents an interesting transition between Victorian and Federation period architectural styles. The house style also appears to relate to the earlier house adjacent at 90 Duntroon Street.

**Criteria d)** Not relevant.

**Criteria e)** Not relevant.

**Criteria f)** The house is a relatively rare example of the Victorian Italianate style in the Hurlstone Park area.

**Criteria g)** The house is representative of the Victorian Italianate style with some transitional Federation period features and is a representative example of early housing in the suburb.

**Integrity / Intactness:** Relatively intact (front verandah enclosure)

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	20		DP	3268

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage study

Title: Number: Date:

**Custom Field One:**

**Custom Field Two:**

**Custom Field Three:**

## *Canterbury Heritage Inventory*

SHI Number

**1300442**

Study Number

Item Name: **Victorian Italianate style house**

Location: **92 Duntroon Street, Hurlstone Park**

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

Address: 2C-2D Euston Road  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Address: Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: Euston Reserve comprises part road reserve, and Lots 1 and 2 of DP 611627. 2C Euston Road is situated on Lot 2, 2D Euston Road on Lot 1.

Item Type: Landscape

Group: Parks, Gardens and T Category: Urban Park

Owner: Local Government

Admin Codes:

Code 2:

Code 3:

Current Use: Public Reserve

Former Uses: Public Reserve

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** Euston Reserve is of local historical significance as a park donated by a private property owner in 1910-1911. Euston Reserve has strong local historical association with Vincent Campbell Sharp, a local identity (owner of the adjoining house "Euston" 67 Floss Street), who generously donated the land for public recreation. The War Memorial (moved to the park in 1947) has historical associations with local groups who lobbied for the erection of a monument to numerous local individuals who enlisted for active service. It also has strong associations with the families and friends of those local servicemen and women who served in World War I. Euston Reserve has local aesthetic significance for its mature Ficus plantings and for its central war memorial, as well as for its aesthetic contribution to the locality as an open space



# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

that contributes to the aesthetic of the streetscapes of Euston Road and Floss Street, and the setting of the adjacent house, the heritage item "Euston" (67 Floss Street). Euston Reserve has local social significance for the World War I war memorial, relocated to the park in 1947, due to the significance of the war memorial in Anzac Day ceremonies and other events commemorating World War I to the descendants of the World War I veterans whose names are inscribed on the memorial, and to ex-servicemen's organisations. Euston Reserve is historically rare as a public open space privately donated for public use in the early 20th century.

## Historical Notes

**Area History**  
**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Euston Reserve History

The land which includes Euston Reserve was subdivided in August 1910 as Jeffrey's Estate. Allotment 57 in the subdivision was left as a public reserve on the subdivision plan. Lots 53-56 and the reserve, named Euston Square were transferred to Vincent Campbell Sharp, gentleman of Fernhill. In October 1911, Sharp dedicated Euston Square as public land and the April 1912 Metropolitan Water Sewerage and Drainage Board's Detail Survey shows the land as a Public Reserve. Sharp lived for a time in the large Federation house 'Euston'

# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

adjacent to the reserve's western boundary. It is believed in about 1947 the war memorial was re-located from a site near Hurlstone Park Railway Station to Euston Square. No documented proof of the reason for re-locating the memorial has yet been found, however, residents in the area believe it was the result of problems drivers were experiencing while manipulating vehicles around the memorial. Eventually Euston Square was incorporated into a park constructed in 1972 when Euston Square was closed and Euston Road was closed off at Dunstaffene Street. The park was called Euston Park and the memorial became known as the Euston (Park War) Memorial. An undated plan (ref P13/1) shows Euston Reserve as a triangular area bounded on the north by Euston Road, on the west by Euston Square, on the south by Floss Street and with its apex adjoining Dunstaffene Street. The reserve was bounded by concrete footpaths and had stone bordered garden plots at each corner. Concrete seats were located under each of four trees.

A plan dated 31 May 1972 (File No. 67/3362) shows the proposed layout of the closure of Euston Square and its incorporation into Euston Reserve. In response to requests from the Canterbury Hurlstone Park RSL Club that the area surrounding the war memorial be upgraded, Council had their landscape architect prepare a Landscape Sketch Plan (Drawing L371, Issue C, dated 18 August 1999 (File E-42-1). Council's city services committee resolved on 30 September 1999 that the project (estimated cost \$38,000) be referred to the draft 2000/01 budget. In February 2000 Council's landscape architect finalised plans for the upgrading of the area around the memorial including regrading, paving, seating and creation of a north - south axial pathway.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Towns, suburbs and village	(none)
	8. Culture	Creative endeavour (Cultur	(none)
	8. Culture	Leisure	Urban parks
	9. Phases of Life	Events	War Memorials
	9. Phases of Life	Persons	(none)

Designer: 1999 landscape design by Council Landscape Architect, Joanne Tisdell

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: A triangular shaped park at the junction of Floss Street and Dunstaffene Street including the closed-off eastern end of Euston Road. Overlooked by Federation and Interwar housing, the reserve is mostly grassed and features a central area containing the grey granite war



Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

memorial, set amidst three mature *Ficus microcarpa* var *hillii* (Hill's Weeping Fig) with a hexagonal area of brick paving around the memorial and mulched areas under the trees. The stepped plinth and pedestal of the memorial provide suitable places for the laying of wreaths. Hard landscaping includes low stonewalls, posts and edging. Soft landscaping includes shade-loving ornamentals such as *Asplenium australasicum* (Bird's Nest Fern), *Philodendron 'Xanadu'*, *Nandina domestica 'Nana'* (Dwarf Bamboo), *Ophiopogon japonicus* (Mondo Grass) and *Impatiens* cultivars (BusyLizzie). The area around the memorial has teak bench seats facing the monument that have been installed recently. At the western end of the park there is grassed mound with park benches. A large Federation period house adjoins the site to the west at Lot 2, DP1044798. The eastern end of the park has a playground area with slippery dip, swing and see saw. Along the Floss Street boundary the park is edged with sandstone blocks. At the apex of the park there is a golden cypress tree that is encircled in a stone edged planter that has the typical detail found in many of Canterbury's parks of this period. There is a modern electricity substation at the eastern end of the park, east of the playground area (the substation is on Lot 1, DP611627).

The end of Euston Street adjoining the reserve is a closed road that has been landscaped with low-grassed mounds and plantings of eucalyptus trees. There is an electrical substation at the eastern end of the park that is visually intrusive. The war memorial, originally relocated here in 1947, is now located in the centre of the park. The war memorial, constructed of grey granite, is in the form of a doric column surmounted by a ball finial, placed on a polygonal base inscribed in gold on one side with the words "The Great War 1914-1919. This memorial is erected by the residents in honor of those who enlisted for active service from Hurlstone Park." and inscribed in gold on two other sides with the names of those who served in the war from the Hurlstone Park area. The memorial also features a foundation plaque and another recent plaque.

There have been some recent modifications to the park including modern light poles and signage, park benches near the war memorial, and a small children's play area located in the narrow triangular area at the eastern end of the park. The park was relandscaped in 1999.

**Physical Condition:** Good and well maintained.

**Modification Dates:** 1940s - The 1943 aerial photo of the park shows a road at the western end connecting Floss Street to Euston Road - this road was later incorporated into the park. The park is shown in 1943 as largely grassed, without its central war memorial (moved to the park in 19947) and with a sparse scattering of shrubs and tree plantings. Three of the small trees shown in 1943 may be the now mature *Ficus* trees within the park.

1972 - Euston Square (a street which linked Euston Road and Floss Street) was closed and incorporated into the park, and Euston Road was also closed off at the eastern end at the same time.

1999 - The park was relandscaped to a design by the Council's Landscape Architect.

**Recommended Management:**

Note: This is a Council owned and managed park. A Conservation Management Strategy (prepared by Chris Betteridge and David Beaver) has been prepared for the park and should

# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

guide future planning and work.

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The significant elements of the park - which are the war memorial and the Ficus trees - should be retained and maintained. Maintain the open space character and landscaping of the reserve. Undertake future works within the context of the heritage values and elements of the park.

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** Euston Reserve is of local historical significance as a park donated by a private property owner in 1910-1911. The park is also of local historical significance for the World War I war memorial, erected in 1920 and relocated to the park in 1947, which commemorates Hurlstone Park residents who served in World War I.
- Criteria b)** Euston Reserve has strong local historical association with Vincent Campbell Sharp, a local identity (owner of the house "Euston" 67 Floss Street), who generously donated the land for public recreation. The War Memorial (moved to the park in 1947) has historical associations with local groups who lobbied for the erection of a monument to numerous local individuals who enlisted for active service. It also has strong associations with the families and friends of those local servicemen and women who served in World War I.
- Criteria c)** Euston Reserve has local aesthetic significance for its mature Ficus plantings and for its central war memorial, as well as for its aesthetic contribution to the locality as an open space area which contributes to the aesthetics of the streetscapes of Euston Road and Floss Street, and the setting of the adjacent house, the heritage item "Euston". (67 Floss Street).
- Criteria d)** Euston Reserve has local social significance for the World War I war memorial, relocated to the park in 1947, due to the significance of the war memorial in Anzac Day ceremonies and other events commemorating World War I to the descendants of the World War I veterans whose names are inscribed on the memorial, and to ex-servicemen's organisations.
- Criteria e)** Not relevant
- Criteria f)** Euston Reserve is historically rare as a public open space privately donated for public use in the early 20th century.
- Criteria g)** Not relevant

Integrity / Intactness: Medium



# Canterbury Heritage Inventory

SHI Number  
**1300187**  
Study Number

Item Name: **Euston Reserve - Federation urban park**

Location: **2C-2D Euston Road, Hurlstone Park**

References:	Author	Title	Year
		Register of War Memorial in NSW (online)	
	Canterbury Municipal Council	Deposited Plan No.5924	
	Chris Betteridge & David Beaver	Conservation Management Strategies for seven locally significant parks in the City of Canterbury	2008
	Land Titles Office	Certificate of Title	
	Lesley Muir	Canterbury's Boys: World War 1 & Sydney Suburban Fringe	2002
	Sydney Water Board	Water Board Detail Survey-Canterbury Sheet 32	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	Lot Number	Section	Plan Code	Plan Number
	LOT	1		DP	611627
	LOT	2		DP	611627

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 23/10/2002

Date Updated: 28/03/2017

Status: Partial

# Canterbury Heritage Inventory

SHI Number  
**1300445**  
Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

Address: 29 Fernhill Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: Barre Street corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** 29 Fernhill Street is of local historical significance as a house built in 1911 on the 1906 third subdivision of the Jeffreys Estate, illustrating the early development of the estate. It has local historical association with prominent local builder William Pendlebury, co-owner of a local brickworks, for whom the house was built in 1911 (William Pendlebury was in occupation by 1912), though the builder of the house may have been his son William James Pendlebury, also a building contractor. William Pendlebury was responsible for the development of the Crinan Street commercial centre near the Hurlstone Park railway station and for building a number of houses in Crinan Street. Pendlebury occupied the house from 1912 until his death in 1921.

The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style on a prominent corner site, with many features of the style including hipped and gabled slate roof changing pitch to cover the return verandah, return verandah on tapered timber posts surmounted on brick pediments, casement windows



Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

incorporating coloured glazing, polychrome brickwork, slate roofed window awnings with decorative timber frames.

The house is a fine representative example of the work of a prominent local builder in the Federation Queen Anne style.

The house has representative value as a fine example of early housing within the suburb.

## Historical Notes

### or Provenance:

#### Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

#### Site History

Fernhill Street retains the first name for Hurlstone Park as it became a locality distinct from Canterbury during the 1890s. Fernhill was Sophia Campbell's home in Hampshire following her return to England. In 1893 the Fernhill Estate subdivided the land used earlier by Anthony Blamire's brick works and established Fernhill Street running north from Crinan Street.

29 Fernhill Street occupies Lot 35 of Deposited Plan 4767, the third subdivision of the Jeffreys Estate comprising most of Hurlstone Park. This 1906 subdivision added 24 building lots north of Barre Street between Fernhill and Dunstaffnage streets.

Lot 35 on the north east corner of Fernhill and Barre streets was purchased in 1910 by

# Canterbury Heritage Inventory

SHI Number

1300445

Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

William Pendlebury (1857-1921) who came to Sydney from Goulburn in 1881 and purchased land for the brick pit, which he worked with his brother Elijah. After the clay was worked out Pendlebury became Fernhill's most active building contractor, establishing the Crinan Street commercial centre near the new railway station (Methodist 31 December 1921, p.11; LPI Vol. 2041 Folio 165, 9 March 1910).

Pendlebury had built several houses nearby in Crinan Street and resided there until he was listed in Sands at Fernhill Street in 1912. The Fernhill Street residence may have inspired the following ad: 'PLASTERER'S LABOURER wanted. Pendlebury's job. Fernhill Street. Fernhill' although the builder could well have been Pendlebury's son William James who followed him into the building trade (Sydney Morning Herald, 8 June 1910, p.17). Pendlebury senior remained at the new house until his death in 1921 when it passed to his widow Ellen (LPI Transfer A844876).

During 1923 Ellen Pendlebury sold the house to Francis Langford Richard Stevenson of Ashfield (LPI Transfer A987674). Stevenson was a City Missionary with the Sydney City Mission, established in 1862 as an evangelical outreach to Sydney's poor. However sustained contact with the poverty endemic in Sydney's inner suburbs saw the Mission increasingly active on social welfare, unemployment and housing, the main focus of today's Mission Australia. FLR Stevenson was Missionary to Surry Hills, then to Alexandria and was vocal on the consequences of poverty in those areas: 'the distress in this district...is heart-rending. I have had children in asking for food, who have not had anything to eat for three days' (Sun, 18 December 1930, p.15).

FLR Stevenson also purchased the rear part of the neighbouring Lot 34 (27 Fernhill Street) and had Lot 35 divided to create a new lot facing south, now 1 Barre Street, which he sold to builder George Albert Thorby (LPI Vol.3599 Folios 131, 132, 6 June 1924). No 29, named Hurlstone during the 1920s, passed to FLR Stevenson's widow Cordelia Beatrice in 1952, remaining in the Stevenson family until the 1970s (LPI Transfer F704295).

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing)

Local builders

Designer:

Maker / Builder: William Pendlebury, William James Pendlebury

Year Started:

Year Completed: 1911

Circa: No

**Physical Description:** A single storey freestanding Federation Queen Anne style house on a corner site with a hipped and gabled slate-clad roof with decorative terracotta ridge capping and finials, and rendered brick and rough cast stuccoed chimneys. The roof form features a gable end facing each street frontage. The house is built of polychrome brickwork, with a band of red



# Canterbury Heritage Inventory

SHI Number  
**1300445**  
Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

brickwork at windowsill level, and the use of dark brown brickwork at corners in imitation of quoining. The house features a return verandah on tapered timber posts mounted on tapered brick pediments, with three posts at the corner. The verandah roof is a continuation of the main slate roof with a change of pitch (indicative of the Federation Queen Anne style). Windows to the street elevations are timber-framed casements with sidelights and arched fanlights featuring coloured glass to fanlights, and in square panes to main casement windows, with each window opening featuring elaborate stuccoed sills. Windows below the street-facing gable ends are shaded by slate clad awnings on decorative timber frames. The edges of the verandah roof feature exposed timber rafter ends. The front fence to both street frontages in an early brick fence with shaped brickwork capping to both infill sections and posts.

Physical Condition: Good

## Modification Dates:

### Recommended Management:

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** 29 Fernhill Street is of local historical significance as a house built in 1911 on the 1906 third subdivision of the Jeffreys Estate, which illustrates the early development of the estate. The house has historical significance as a fine early house in the area demonstrating the quality of development of the suburb.

**Criteria b)** The house has local historical association with prominent local builder William Pendlebury, co-owner of a local brickworks, for whom the house was built in 1911 (William Pendlebury was in occupation by 1912), though the builder of the house may have been his son William James Pendlebury, also a building contractor. William Pendlebury was responsible for the

# Canterbury Heritage Inventory

SHI Number  
**1300445**  
Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

development of the Crinan Street commercial centre near the Hurlstone Park railway station and for building a number of houses in Crinan Street. William Pendlebury occupied this house from 1912 till his death in 1921.

**Criteria c)** The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style on a prominent corner site, with many features of the style including hipped and gabled slate roof changing pitch to cover the return verandah, return verandah on tapered timber posts surmounted on brick pediments, casement windows incorporating coloured glazing, polychrome brickwork, slate roofed window awnings with decorative timber frames.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the work of a prominent local builder in the Federation Queen Anne style and a fine example of early residential development in the suburb.

**Integrity / Intactness:** Very intact externally

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	2		DP	309332

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage study

Title: Number: Date:

**Custom Field One:**

## Canterbury Heritage Inventory

SHI Number

**1300445**

Study Number

Item Name: **Federation Queen Anne style house**

Location: **29 Fernhill Street, Hurlstone Park**

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 17/01/2017

Date Updated: 15/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300446**  
Study Number

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

Address: 31 Fernhill Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
Other/Former Names: Groselea  
Area/Group/Complex:  
Aboriginal Area:  
Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.  
Item Type: Built  
Owner: Private - Individual  
Admin Codes:  
Current Use: Residence  
Former Uses: Residence  
Assessed Significance: **Local**  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:  
Group ID:  
Group: Residential buildings ( Category: House  
Code 2:  
Code 3:  
Endorsed Significance:

**Statement of Significance:** 31 Fernhill Street, built 1911 on a 1909 resubdivision by William Pendlebury of part of the 1893 Fernhill subdivision, is of historical significance as representative of the work of prominent local builders William Pendlebury and his son William James Pendlebury. It also demonstrates the process of resubdivision of the area in the early 20th century.  
The house has local historical association with William Pendlebury, brick maker and prominent local builder, and his son William James Pendlebury, also a prominent local builder, who were responsible for the construction of the house in 1911. William Pendlebury was co-owner of a Sydney brick pit and became the Hurlstone Park area's most active local builder, responsible for the development of the Crinan Street commercial area near Hurlstone Park Railway Station and for building a number of houses in Crinan Street, as well as 29 and 31 Fernhill Street. The house also has local historical association with Albert Edwin Forrest, owner and resident from 1919 till his death in 1961, Forrest being of local interest for having served as an officer of the Young Men's Christian Association during World War I, and having published a souvenir book about the trip home by troop ship in 1918.  
The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style constructed by prominent local builders, featuring aspects of the style such as a fine use of polychrome brickwork, design to address corner site with return verandah, decorative verandah timberwork and timber framed casement windows, original



# Canterbury Heritage Inventory

SHI Number  
**1300446**  
Study Number

**Item Name:** Eulowrie - Federation Queen Anne style house

**Location:** 31 Fernhill Street, Hurlstone Park

roof form with chimneys and terracotta finials and ridge capping, tessellated tiling to verandah floor.

The house is of local representative significance as a fine example of early residential development in the suburb.

## **Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-places/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Fernhill Street retains the first name for Hurlstone Park as it became a locality distinct from Canterbury. Fernhill was Sophia Campbell's house in Hampshire following her return to England. The 1893 Fernhill subdivision was one of the first residential subdivisions of Hurlstone Park and the first to use the name of Fernhill. This subdivision set out 41 building lots on land formerly used by Anthony Blamire's brick works, creating Fernhill, Barre and Short streets north of Orinan Street.

31 Fernhill Street occupies part of what were Lots 1, 2 and 3, Section 1 of Deposited Plan 3137, the 1893 Fernhill subdivision. In 1903 Marrickville dairyman Joseph Patrick Woolford purchased lots 1 to 5 of Section 1, running from the south eastern corner of Fernhill and Barre streets to the eastern end of Barre Street, where it encountered the creek which

# Canterbury Heritage Inventory

SHI Number

1300446

Study Number

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

terminated several Hurlstone Park streets (LPI Vol. 1464 Folio 154, 27 April 1903). Woolford sold this land in 1909 to Ellen Pendlebury, wife of William Pendlebury (1857-1921) who came to Sydney from Goulburn in 1881 and purchased land for the brick pit, which he worked with his brother Elijah. After the clay was worked out Pendlebury became Fernhill's most active building contractor, establishing the Crinan Street commercial centre near the new railway station (Methodist 31 December 1921; LPI Transfer 529422). Pendlebury had built several houses nearby in Crinan Street and resided there before building a new home on Fernhill Street. Presumably the following advertisement was placed for one or both of these jobs: 'PLASTERER'S LABOURER wanted. Pendlebury's job. Fernhill St. Fernhill' although the builder could well have been Pendlebury's son William James who followed him into the building trade (Sydney Morning Herald, 8 June 1910, p.17).

The Pendleburies redrew lots 1 to 3 to create three slightly deeper lots facing Fernhill Street rather than Barre Street, as in the subdivision. They were sold off separately; the one on the corner of Fernhill and Barre to company manager James Robertson who Sands listed in residence from 1912 (LPI Vol.2157 Folio 30, 19 June 1911). Robertson quickly sold the new house to John William Owen, an employee of the Tramways Department who supervised the trams starting their runs from Phillip Street, Circular Quay (Sun, 11 December 1911, p.7). Helped into ownership by William Pendlebury's mortgage, Owen named the new house Groselea (LPI Transfer 635560).

In 1916 owner and name again changed, with engine driver George Dewe and his parents in occupation of Eulowrie; the name is that of a mountain and station in western New South Wales (LPI Transfer A83918). However Dewe enlisted and embarked for France the same year and was reported wounded in 1918 (Sydney Morning Herald, 22 April 1918, p.3). There are no later reports of George Dewe's fate, but in 1919 the property was sold to Albert Edwin Forrest (LPI Transfer A508746).

Forrest had also been in France, not as a combatant but as an officer of the Young Men's Christian Association, organising comforts and entertainment for the troops. On his return he published a souvenir book about the trip home by troop ship (Geelong Advertiser, 15 May 1918, p.6; Souvenir of HMAT Friedrichsrund: Homeward bound, 1919, Hurlstone Park, 1919). Forrest's Sydney life was occupied by the YMCA and the Presbyterian Church; during 1940 an office and a brick garage were added to Eulowrie (Construction, 21 August 1940, p.3). Albert Forrest lived there with wife Lily until his death in 1961.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder: William Pendlebury, William James Pendlebury, builders



# Canterbury Heritage Inventory

SHI Number  
**1300446**  
Study Number

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

Year Started:

Year Completed:

1911

Circa: No

**Physical Description:** The house is a single storey freestanding Federation Queen Anne style house on a prominent corner site, designed to address the corner location. The house has a hipped and gabled terracotta tile roof with terracotta ridge capping and finials and stuccoed brick chimneys with terracotta chimney pots. The roof features gable ends facing both street frontages. The house is constructed of polychrome brickwork, with a band of red brickwork at windowsill level and dark brown bricks used to emphasise corners, in imitation of quoining. The house features a return verandah facing the street corner, with the verandah roof being incorporated into the main roof via a change in pitch. The return verandah features turned timber posts mounted on tapered brick pediments, timber fretwork brackets and frieze. There are awnings over windows below both street facing gable ends, the awnings being on decorative timber frames and brackets. The awning roofs are fish scale metal. The front door has a fanlight above. The verandah floor features tessellated tiling. Front windows facing the street below gable ends or facing into the verandah are groups of timber-framed casements with fanlights, featuring decorative stuccoed sills. The street facing gable ends are roughcast stuccoed and imitation half-timbered. The edge of the verandah roof features exposed timber rafter ends. The front fence is a timber acorn picket fence, which is likely modern, but sympathetic to the style of the house.

**Physical Condition:** Good

**Modification Dates:** An office addition and a brick garage were built in 1940 (Construction, 21 August, 1940, p.3)

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

# Canterbury Heritage Inventory

SHI Number

1300446

Study Number

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

**Criteria a)** 32 Fernhill Street, built 1911 on a 1909 resubdivision by William Pendlebury of part of the 1893 Fernhill subdivision, is of historical significance as a representative of the work of prominent local builders William Pendlebury and his son William James Pendlebury, and the process of resubdivision of the area in the early 20th Century.  
The house has historic significance as a fine example of early residential building in the suburb.

**Criteria b)** The house has local historical association with William Pendlebury, brickmaker and prominent local builder, and his son William James Pendlebury, also a prominent local builder, who were responsible for the construction of the house in 1911. William Pendlebury was co-owner of a Sydney brickpit and became the Hurlstone Park area's most active local builder, responsible for the development of the Crinan Street commercial area near Hurlstone Park Railway Station and for building a number of houses in Crinan Street, as well as 29 and 31 Fernhill Street. The house also has local historical association with Albert Edwin Forrest, owner and resident from 1919 till his death in 1961, Forrest being of local interest for having served as an officer of the Young Men's Christian Association during World War I, and having published a souvenir book about the trip home by troop ship in 1918.

**Criteria c)** The house is of local aesthetic significance as a fine representative example of the Federation Queen Anne style constructed by prominent local builders, featuring aspects of the style such as a fine use of polychrome brickwork, design to address corner site with return verandah, decorative verandah timberwork and timber framed casement windows, original roof form with chimneys and terracotta finials and ridge capping, tessellated tiling to verandah floor.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the Federation Queen Anne style and of early residential development in the suburb.

**Integrity / Intactness:** Very intact externally

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

**Parcels:**



# Canterbury Heritage Inventory

SHI Number  
**1300446**  
Study Number

Item Name: **Eulowrie - Federation Queen Anne style house**

Location: **31 Fernhill Street, Hurlstone Park**

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 17/01/2017

Date Updated: 28/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300186**  
Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

Address: 12 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Other/Formal Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcels of land on which the building is located.

Item Type: Built

Group: Utilities - Electricity

Category: Electricity Transformer

Owner: Energy Australia

Admin Codes:

Code 2:

Code 3:

Current Use: Electricity substation

Former Uses: Electricity substation

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The Floss Street electricity substation, constructed in 1921 is of local historical significance as one of the small scale distribution substations constructed by the Municipal Council of Sydney during the roll-out of electricity to suburban areas in the 1920s and 1930s. The substation is of local aesthetic significance as a modestly detailed example of an Interwar period purpose-designed and built structure that displays elements of the Inter-war Californian Bungalow style evident in the dominating gable roof. The substation is rare at a local level and representative across the Sydney area.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from



# Canterbury Heritage Inventory

SHI Number

**1300186**

Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

The Floss Street substation is a purpose designed and built structure dating from 1921 constructed by the Electricity Department of the Sydney Municipal Council.

It is the third substation on the site. The first substation was a galvanized iron structure replaced in 1915. The second was a brick building with a transformer tower, demolished circa 1920 (see photos). This substation was constructed by the Municipal Council of Sydney as a part of the expansion of the electricity network into the suburbs.

Notes on works to the site extracted from the Minutes of the Electric Lighting Committee, Municipal Council of Sydney (CRS 14):

Vol 7:

29/7/13 p138 - laying of pipes at Floss St

15/9/13 p122 - substation proposed for Floss Street Canterbury

29/4/14 p347/8 - fence erected

16/8/14 p87 - transformer installed

26/10/14 p173 - gear installed to control pole transformer in Undercliffe

Vol 8:

1/2/15 p281 - extension to Floss Street substation to accommodate new switchgear

20/5/15 p389 - #57 Floss Street substation rebuilt from galvanised iron to brick

Vol 19:

# Canterbury Heritage Inventory

SHI Number

1300186

Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

24/5/33 p572/3 - recommendation that roof be fireproofed

Themes: National Theme

State Theme

Local Theme

4. Settlement

Utilities

Electricity distribution

Designer: Electricity Department, Sydney Municipal Council

Maker / Builder: Sydney Municipal Council

Year Started:

Year Completed: 1921

Circa: No

**Physical Description:** The Floss Street substation is an Interwar period purpose-designed building incorporating aspects of the Inter-war Californian Bungalow style in its design. It has a dominant gable roof and long ridge mounted louvre. A rough cast rendered gable end area contrasts with the tuck-pointed face brick walls.  
The Floss Street substation is constructed using load bearing face brickwork and incorporates a roughcast rendered gable end wall and a large roof mounted timber-framed louvre.

**Physical Condition:** Moderate. Requires maintenance of site.

**Modification Dates:** Brickwork over painted. Roof, gutters and downpipes replaced. Cliplok metal fences.

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades. The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Ongoing regular maintenance works such as removal of graffiti is encouraged. Previously unpainted and unrendered surfaces should not be painted or rendered.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:** The substation is unusual in that the rear façade is a temporary structure only. While the front of the building is masonry, the rear wall is metal-clad timber, which was designed for



# Canterbury Heritage Inventory

SHI Number  
**1300186**  
Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

easy removal to allow for expansion of the substation. The only other substation known to retain this feature is 36 Union Street St Peters.

**Criteria a)** The Floss Street electricity substation, constructed in 1921 is of local historical significance as one of the small scale distribution substations constructed by the Municipal Council of Sydney during the roll-out of electricity to suburban areas in the 1920s and 1930s.

**Criteria b)** Not relevant

**Criteria c)** The substation is of local aesthetic significance as a modestly detailed example of an Interwar period purpose-designed and built structure that displays elements of the Inter-war Californian Bungalow style evident in the dominating gable roof.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The substation is rare at a local level.

**Criteria g)** The substation is representative within the Sydney area.

**Integrity / Intactness:** High

References:	Author	Title	Year
	Energy Australia	Section 170 register State Heritage Inventory form	2016
	Schwager Brooks and Partners Pty Ltd	Sydney Electricity S170 Heritage and Conservation Register	1994

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	124155
	LOT	A		DP	379452

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**

**Listings:** Name:  
Heritage Act - s.170 NSW State agency heritage register

Title: Number: Date:

# Canterbury Heritage Inventory

SHI Number

**1300186**

Study Number

Item Name: **Electricity Substation No.57**

Location: **12 Floss Street, Hurlstone Park**

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 23/10/2002

Date Updated: 27/03/2017

Status: Partial

# Canterbury Heritage Inventory

SHI Number  
**1300443**  
Study Number

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Address: 44 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: 46 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names: "Roslyn"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage comprises Lot DP 927664 and Lot 11 DP 841930.

Item Type: Built

Group: Transport - Rail

Category: Railway Residence/Qu

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Doctor's surgery

Former Uses: Station Master's Residence (private 1907-1911, in Railways ownership 1911-1993)

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** 44-46 Floss Street is of local historical significance as the former stationmaster's residence for Hurlstone Park Railway Station (originally named Fernhill), built privately in 1907 for stationmaster Samuel FitzJohn and his wife Ada, and purchased by the Commissioner of Railways in 1911. The house illustrates the history of Federation period accommodation arrangements for railway staff and their families, and is of particular interest for having been privately built and therefore not following a standard Railways Department design. The residence was used by Station Masters from 1907 to 1930, after which it was rented out until finally sold into private ownership in 1993.

The house has local historical association with early stationmasters of Hurlstone Park Railway Station including Samuel FitzJohn 1907-1913 (the original occupant with his wife Ada, who were responsible for having the residence privately built for them); Charles Stead, stationmaster and occupant in 1914; and Robert Johnston, stationmaster from 1915.

The house is of local aesthetic significance as a fine representative example of a Federation



Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Queen Anne style house of generous proportions with features of the style including face brickwork, asymmetrical form, return verandah with turned timber posts and fretwork, gable ends facing north and east with timber fretwork decoration, original timber panelled front door with glazed upper panels and fanlight.

The house is also rare as a privately built Station Master's residence later acquired by the NSW Railway Commission (in 1911).

## Historical Notes Area History

### or Provenance:

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people

who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Floss Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell.

46 Floss Street occupies part of Lot 8 of Deposited Plan 4448, a 1904 subdivision of land purchased in 1878 and 1879 by William Starkey, a cordial manufacturer resident on the Dulwich Hill side of Garnet Street. Starkey's land lay south of Floss Street between Duntroon and Dunstaffene streets, retitled in 1896 after it was bisected by the railway cutting and offered for sale in 1904 as the Starkey Estate, consisting of 18 lots facing Floss Street and six on the western side of Duntroon Street between the railway station and Commons Street.



Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Most of the estate was purchased by Lewis Parker Solomons and Adeline Burgess Halloran, wife of Edward Roland Halloran, an architect and Petersham alderman. (LPI Vol.1186 Folio 15, 16 March 1896). Halloran's son, Henry Ferdinand Halloran, had surveyed the Starkey Estate and was part of a 'land syndicate' with Solomons, buying, promoting and reselling land ('A land syndicate', Australian Star, 4 September 1906, p.4). He would go on to be one of Sydney's high profile realtors. We can be confident that the Halloran family did well from the Starkey Estate; their involvement may have extended to Edward Halloran, who specialised in domestic architecture, designing some of the Estate's houses.

Lot 8, adjacent to the station, was purchased in 1906 from Lewis Solomons and Adeline Halloran by John Stewart Turner, a switch operator in the Post Master General's department (LPI Vol.1689 Folio 84, 4 May 1906). The following year Turner sold to Ada Theresa FitzJohn, wife of Belmore station master Samuel FitzJohn, 'for her separate use within' (LPI Transfer 454010). This unusual form of words suggests that the new house may have been designed with separate entrances and living quarters as in its contemporary manifestation. Named Roslyn, the house was listed in Sands from 1908 under the name of Samuel FitzJohn, now stationmaster at Fernhill, the early name of Hurlstone Park.

FitzJohn had worked for the NSW Railways since at least 1890, when he was night officer at Brewongle Station near Bathurst. He was later stationmaster at Carcoar, Wellington, Yass Junction and other western stations before landing a city posting at Belmore. At this time his ambitions began to spread beyond the railways as he purchased land at Belmore and had a residence and shop constructed there, only to be sued by the Belmore Timber Company for non-payment of £200 in the construction contract (Evening News, 24 February 1908, p.3). As a result FitzJohn was briefly declared bankrupt and the Belmore assets were sold. His stationmaster status does not seem to have been affected and although caveats were placed on Roslyn for a few months of 1908 Ada FitzJohn remained owner until 1911 when the Commissioner of Railways purchased the property (LPI Transfer 627190).

In 1914 Charles Stead became stationmaster and resident of Roslyn, followed a year later by Robert Johnston, who enjoyed a longer tenure. By 1930 it was not expected that the local stationmaster would use the house, and it was let to a variety of tenants until 1993 when finally sold from the State Transit property portfolio.

The house is now also used as a doctor's surgery.

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Transport	(none)
	4. Settlement	Accommodation (Housing)	(none)

Designer:

Maker / Builder:

# Canterbury Heritage Inventory

SHI Number

1300443

Study Number

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

Year Started:

Year Completed:

1907

Circa:

No

**Physical Description:** The site is immediately adjacent to the railway line on the north side of the railway line near Hurlstone Park Railway Station, with the railway station car park to the east. The house is a freestanding face brick Federation Queen Anne style house with a return verandah to the north and east elevations, and a hipped and gabled corrugated iron roof with bullnose corrugated iron roof to the return verandah. The house has gable ends facing both north and east. The verandah features turned timber posts with decorative timber brackets and frieze. The roof retains roughcast stuccoed chimneys. The windows are simple timber-framed double-hung, and the original front door - a five-panelled door with three upper panels glazed, and a fanlight above - remains. The northern gable end features a simple timber frieze and decorative turned timber finial. The front fence is a modern wire mesh fence.

**Physical Condition:** Fair - there is some evidence of rising damp and missing mortar to the brickwork in the front north-western corner of the house.

**Modification Dates:** The house is largely intact with few modern alterations externally. The front fence has an early brick base with modern wire mesh fencing above. There is modern tiling to the verandah floor and a modern screen door.

**Recommended Management:**

**APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:**  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The house is of local historical significance as the former stationmaster's residence for Hurlstone Park Railway Station (originally named Fernhill), built privately in 1907 for stationmaster Samuel FitzJohn and his wife Ada, and purchase by the Commissioner of Railways in 1911. The house illustrates the history of Federation period accommodation



# Canterbury Heritage Inventory

SHI Number  
**1300443**  
Study Number

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

arrangements for railway staff and their families, and is of particular interest for having been privately built and therefore not following a standard Railways Department design. The residence was used by Station Masters from 1907 to 1930, after which it was rented out until finally sold into private ownership in 1993.

- Criteria b)** The house has local historical association with early stationmasters of Hurlstone Park Railway Station including Samuel FitzJohn 1907-1913 (the original occupant with his wife Ada, who were responsible for having the residence privately built for them); Charles Stead, stationmaster and occupant in 1914; and Robert Johnston, a stationmaster from 1915.
- Criteria c)** The house is of local aesthetic significance as a fine representative example of a Federation Queen Anne style house of generous proportions with features of the style including face brickwork, asymmetrical form, return verandah with turned timber posts and fretwork, gable ends facing north and east with timber fretwork decoration, original timber panelled front door with glazed upper panels and fanlight.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The house is rare as a privately built Station Master's residence later acquired by the NSW Railway Commission (in 1911).
- Criteria g)** The house is a fine representative example of the Federation Queen Anne style within the suburb.

**Integrity / Intactness:** The house is largely intact with few modern alterations externally. The front fence has an early brick base with modern wire mesh fencing above. Modern tiling to the verandah floor. Modern screen door.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	927664

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

# Canterbury Heritage Inventory

SHI Number  
**1300443**  
Study Number

Item Name: **Former Station Master's Residence**

Location: **44-46 Floss Street, Hurlstone Park**

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300295**  
Study Number

Item Name: **Dalriada - Federation Queen Anne style house**

Location: **79 Floss Street, Hurlstone Park**

Address: 79 Floss Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Other/Former Names: "Cluxton"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is situated.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** "Dalriada", developed on a 1914 resubdivision of part of the 1910 Jeffreys Estate subdivision of 1910, has local historic and aesthetic significance as a fine and externally very intact representative example of the Federation Queen Anne style, that demonstrates characteristics of the style within a well-maintained mature garden setting. The house is of particular interest for the manner in which the design addresses this corner site and contributes to the streetscapes of both Floss and Melford Streets. It is an excellent representative example of early housing in the suburb.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from

# Canterbury Heritage Inventory

SHI Number  
**1300295**  
Study Number

Item Name: **Dalriada - Federation Queen Anne style house**

Location: **79 Floss Street, Hurlstone Park**

<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

The land, which on 79 Floss St. Hurlstone Park is located, was part of a resubdivision of lots 47-52 DP5924 (Jeffreys Estate No.5, subdivided in 1910) by Joseph Hopkins of Hurlstone Park, builder, in 1913. The new subdivision reoriented lots and created extra lots. The land was sold on 2/3/1914 to Cluxton James Chambers of Rozelle, draper, and was immediately mortgaged. From evidence in World War I enlistment records, a house appears to have been built on the land in 1915. In 1918, the property was transferred to Bernard Kane of Walgett, Inspector of Police, and it remained in the Kane family until 1982.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)

Designer:

Maker / Builder:

Year Started: 1914      Year Completed: 1915      Circa: No

**Physical Description:** A single storey freestanding Federation Queen Anne style house on a corner location (corner of Floss Street and Melford Street) with a mature garden setting including tall Conifers (that obscure the view of the house from the street). The garden setting includes a sinuous front path with central fountain and pond, and marble front steps with tiled risers between rendered masonry dwarf walls with lion statue sentinels.  
The house has an asymmetrical form, is constructed of polychrome face brickwork with a



**Item Name:** Dalriada - Federation Queen Anne style house

**Location:** 79 Floss Street, Hurlstone Park

complex hipped and gabled slate clad roof with terracotta ridge capping and finials. The roof also features original roughcast rendered chimneys with terracotta pots. There is a return front verandah with timber posts, brackets and frieze on a brick balustrade. Other features include slate clad awning over the front window to Floss Street set on decorative timber brackets with a flying gable featuring timber fretwork and finial above, timber framed casement windows and fanlights in groups of three or four with coloured glass panes a gable with decorative timber finial over the corner of the verandah above a bay window facing the corner and a bullseye window adjacent to the front door. The house is designed to address its corner orientation and makes a considerable contribution to the streetscapes of both Floss and Melford Streets. The timber picket fence enhances its appearance on both streetscapes. An original shed still stands to the rear of the house.

**Physical Condition:** Good.

**Modification Dates:** Secondary dwelling erected in 2010 at the rear of the house.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing subdivision pattern should remain unaltered.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** The house, built 1914-1915, is of local historical significance as demonstrating early development on a 1914 resubdivision of part of the 1910 Jeffreys Estate subdivision of 1910.
- Criteria b)** Not relevant
- Criteria c)** The house has local aesthetic significance as a fine and externally very intact representative example of the Federation Queen Anne style, that demonstrates characteristics of the style within a well-maintained mature garden setting. The house is of particular interest for the

# Canterbury Heritage Inventory

SHI Number  
**1300295**  
Study Number

Item Name: **Dalriada - Federation Queen Anne style house**

Location: **79 Floss Street, Hurlstone Park**

manner in which the design addresses this corner site and contributes to the streetscapes of both Floss and Melford Streets.

Criteria d) Not relevant

Criteria e) Not relevant

Criteria f) Not relevant

Criteria g) The house is a particularly fine representative example of a well-detailed Federation Queen Anne style house that is indicative of the quality of many houses built in the suburb in its early years of development.

Integrity / Intactness: The house is externally particularly intact.

References:	Author	Title	Year
		Sands' Directories 1913-1930	1913
		A. I. F. Embarkation Roll 56th Battalion. Enlistment of Thomas W. Chambers son of Cluxton James Chambers, 13/3/1916	1916
	Land Property Information	Certificate of Title	

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	981438

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:



# Canterbury Heritage Inventory

SHI Number

**1300295**

Study Number

Item Name: **Dalriada - Federation Queen Anne style house**

Location: **79 Floss Street, Hurlstone Park**

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filigree style house**

Location: **42 Garnet Street, Hurlstone Park**

Address: 42 Garnet Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** "Ellesmere" built 1899-1900 is of local historical significance as an example of early development of the area on an 1888 subdivision (though the land was first purchased for development in 1898).

The house is of local aesthetic significance as a fine representative example of a Victorian filigree style house with features of the style including gabled roof form, castellated bay windows, stuccoed façade with decorative corbel and stuccoed decorative window sills, however also with Federation period timber fretwork to gable end and front verandah, indicating the transitional period of construction of the house.

The house is a relatively rare local example of Victorian period development.

The house is representative of the quality of early residential development in the suburb.

**Historical Notes** Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid



# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filligree style house**

Location: **42 Garnet Street, Hurlstone Park**

1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Running south from Canterbury Road to the Cooks River, Garnet Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell; it forms the eastern border of Hurlstone Park and Dulwich Hill.

42 Garnet Street occupies part of what were Lots 13 and 14 of Deposited Plan 3515, an 1899 subdivision of land between Duntroon and Garnet streets. In 1888 land agent Vincent Jacob Zahel purchased 1.14 hectares "two acres, three roods, ten perches" of Sophia Campbell's estate and commenced its division into fourteen building lots, seven facing each of the two streets (LPI Vol.878 Folio 140 27 April 1888). This was one of the first residential subdivisions in Hurlstone Park, then still considered part of Canterbury. Purchased in 1899 by Ashfield painter and decorator Edward John Robinson the lots were sold off mainly to local builders including Robinson's brother Hubert Ernest Robinson and Frederick Robert Rossiter, as well as Florence Jane Haase, wife of painter and decorator Frank William Haase, who purchased Lot 14 (LPI Vol.1274 Folio 11, 17 February 1899).

The Haase house is listed in Sands from 1900, one of the first in Garnet Street. During 1904 a narrow strip of the block was sold to the owners of the neighbouring Lot 13 (LPI Vol.1564 Folio 205, 13 October 1904). By this time the house had gained the name Ellesmere, a place name in England, New Zealand and Canada.

Frank Haase was well known in the world of brass bands, Secretary of the NSW Band Association and of the Metropolitan Band, which in 1908 presented him 'with a purse of 10 sovereigns to show their appreciation of his services' (Evening News, 22 January 1908, p.4). Haase organized his biggest band event early in 1919, the 'Grand Inter-State Contest' at Sydney Sports Ground: 'Huge Patriotic Concert on Sunday...by twenty-five Bands. The greatest carnival of brass band music ever promoted in Australia' (Sun, 19 January 1919, p.21) Unfortunately Frank Haase soon after became one of the 12,000 Australian victims of

# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filligree style house**

Location: **42 Garnet Street, Hurlstone Park**

the Spanish influenza pandemic which followed the Great War and died the same year. During 1929 his widow sold the rear twelve metres of Lot 14 to John and Frank Woodham of 58-60 Duntroon Street; a decade later following Florence Haase's death the property was bequeathed to her estate agent son Eric (LPI Vol. 4270 Folio 195, 29 April 1929; Transfer C664512).

Themes: National Theme  
4. Settlement

State Theme  
Accommodation (Housing)

Local Theme  
(none)

Designer:

Maker / Builder:

Year Started: 1899      Year Completed: 1900      Circa: No

**Physical Description:** The house is a freestanding single storey brick house with a stuccoed brick façade and painted brick side walls, which largely reflects the Victorian Filligree style. The house features a gabled terracotta tiled roof and a separate bullnose corrugated iron front verandah. The façade features a bay window with a castellated parapet below a gable end with timber fretwork and turned timber finial. Windows are timber framed double hung with decorative stucco sills. The front wall also features a decorative stucco corbel. The front verandah features timber posts with decorative timber fretwork brackets and frieze. There is a typical Victorian period style stuccoed fin wall enclosing the end of the front verandah.

**Physical Condition:** Good

**Modification Dates:** Alterations including terracotta tiling to roof with resulting loss of chimneys, car space in front garden.

**Recommended Management:** APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.



# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filigree style house**

Location: **42 Garnet Street, Hurlstone Park**

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** The house "Ellesmere" built 1899-1900 is of local historical significance as an example of early development of the area on an 1888 subdivision (though the land was first purchased for development in 1898).

The house is of historic significance as a good example of early residential development in the suburb.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance as a representative example of a Victorian filigree style house with features of the style including gabled roof form, castellated bay windows, stuccoed façade with decorative corbel and stuccoed decorative window sills, however also with Federation period timber fretwork to gable end and front verandah, indicating the transitional period of construction of the house.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** The house is a relatively rare local example of Victorian period development.

**Criteria g)** The house is a fine representative example of the Victorian Filigree style and also of early residential development in the suburb.

**Integrity / Intactness:** Relatively intact externally.

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2017

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

**Parcels:**

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

# Canterbury Heritage Inventory

SHI Number  
**1300444**  
Study Number

Item Name: **Ellesmere - Victorian Filligree style house**

Location: **42 Garnet Street, Hurlstone Park**

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Heritage study

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 12/01/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

Address: 76-80 Garnet Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage of this item is the extent of the quarried rock face.

Item Type: Archaeological-Terrest Group: Mining and Mineral Pr Category: Quarry

Owner: Multiple Owners

Admin Codes: Zoning: Residential 2(a) Code 2: Code 3:

Current Use: Quarry face, retaining wall.

Former Uses: Quarry

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The worked quarry faces around the site are of local historical significance as evidence of quarrying in the late 19th century (pre 1880), a common activity in the Hurlstone Park area prior to residential subdivision that took place from the 1890s.  
The quarry faces are of aesthetic and technical significance as they provide evidence of the technical aspects of late 19th quarrying activity.  
The quarry faces are locally rare surviving evidence of late 19th century quarrying activity.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.  
After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)



Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia – who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Running south from Canterbury Road to the Cooks River, Garnet Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell; it forms the eastern border of Hurlstone Park and Dulwich Hill.

76-80 Garnet Street occupies part of Lot 4, Section 19 of Deposited Plan 191, the first subdivision of Hurlstone Park by Sophia Campbell. This is part of the land purchased from Miss Campbell in 1878 and 1879 by William Augustus Starkey, a cordial manufacturer who lived on the Dulwich Hill side of Garnet Street. Among Starkey's purchases was 1.8 hectares south of Floss Street between Duntroon and Garnet streets (LPI Vol. 413 Folio 83, 19 March 1879).

According to an undated (certainly pre-1880) plan of Sophia Campbell's estate this part of the estate already featured a sandstone quarry between Floss and Kilbride streets while nearby a prominent cliff is marked just south of Floss Street in William Starkey's land facing Garnet Street. It seems likely that quarrying occurred before William Starkey's sale of this land in 1885 to Marrickville quarryman John Johnson (LPI Vol. 742 Folio 231 3 June 1885). Johnson had a few months earlier advertised: 'WANTED, good Quarrymen, Apply Johnson's Quarry, Garnet-St, new Canterbury-Rd' (Evening News, 17 March 1885, p.5). However despite acting as mortgager William Sharkey regained the property in 1887 when Johnson was declared insolvent.

In January 1888 Starkey complained to Canterbury Council 'of having been asked for the rates due on quarry Garnet street when in possession of one Johnson...council-clerk instructed to request Mr. Starkey to pay the amount' (Sydney Morning Herald, 7 January 1888, p.8). William Starkey died two months later, the property passing to his son John (LPI Transfer 1104). It is not clear whether quarrying continued but from 1906 the new owner John Giblett of Duntroon Street was operating a tannery at the Garnet Street property (LPI Vol. 1511 Folio 249, 23 January 1904). Giblett had previously run a tannery near Melford Street and his Garnet Street tannery operated until 1925, from 1914 by Fred Agar and his wife.

The Cooks River end of Garnet Street remained sparsely built into the 1920s, no doubt



# Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

partly because of the tannery but also because the tannery land was not subdivided, unlike the remainder of the land owned by John Giblett and his widow Rebecca.

By this time the property's northern and western boundaries were demarcated by the sinuous line of the quarry cliff, the land atop the cliff facing Floss Street having been sold as building lots, as were four blocks facing Garnet Street (LPI Vol.4334 Folio 42, 10 October 1929). The main - 650 square metres - part of the land was now devoted to an activity more urban than quarrying or tanning - tennis. In 1930 the property's new owner Matthew Chaseling advertised: 'AGENTS Please Note-My Land and Tennis Courts at Garnet St near Hurlstone Park, are withdrawn from sale. ME Chaseling' (Sydney Morning Herald, 9 April 1930 p.1). Known locally as the 'Rockie' courts, four courts and their pavilions are recorded in the 1943 aerial photo survey (Group photo, Rockie tennis courts, 1940s; Protestant Federation Children's Home collection, Canterbury Library Local History Collection) Tennis Enterprises Pty Ltd owned the property from 1951, taking advantage of the mid-century high point in tennis' popularity (LPI Transfer F397183). Finally in 1966 Windorah Properties became owner and the tennis courts closed, to be replaced by walk up flats generic to their time (LPI Transfer J990236).

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Mining	Quarrying
	4. Settlement	Utilities	(none)

Designer:

Maker / Builder:

Year Started: 1879      Year Completed: 1920      Circa: Yes

**Physical Description:** An extensive quarry face running around the perimeter of a 1970s complex of walk up flats. The evidence of quarrying is clearly evident in the cutting of the rock escarpment, a natural feature modified through quarrying activity. It is a dominant element in the landscape of the vicinity.

**Physical Condition:** Excellent.

**Modification Dates:**

**Recommended Management:** Preserve the quarry evidence qualities of the rock faces.  
Do not build structures closely abutting or fixed to the rockfaces.  
Maintain visibility of the rockfaces both within the site and from the public domain.

# Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

Management: Statutory Instrument

List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The worked quarry faces are of local historical significance as evidence of quarrying in the late 19th century (pre 1880), a common activity in the Hurlstone Park area prior to residential subdivision from the 1890s.
- Criteria b)** Not relevant
- Criteria c)** The quarry faces are of aesthetic and technical significance as they provide evidence of the technical aspects of late 19th quarrying activity.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** Locally rare surviving evidence of late 19th century quarrying activity.
- Criteria g)** Not relevant.

Integrity / Intactness: High

References:		Author	Title	Year	
			ML Map		
		Dr Charles Pickett	History for Hurlstone Park Heritage Assessment Study Stage 2	2017	
Studies:		Author	Title	Number	Year
		Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

## Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title:

Number:

Date:

## Canterbury Heritage Inventory

SHI Number  
**1300190**  
Study Number

Item Name: **Worked quarry faces**

Location: **76-80 Garnet Street, Hurlstone Park**

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 23/10/2002

Date Updated: 27/03/2017

Status: Partial



# Canterbury Heritage Inventory

SHI Number  
**1300447**  
Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

Address: 15-17 Gower Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Address: Melford Street corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:

Other/Former Names: "Hollis" No. 15; "Kelmescott" No. 17

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcels of land on which the buildings are located.

Item Type: Built

Group: Residential buildings ( Category: Semi-Detached House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Semi-detached residences

Former Uses: Semi-detached residences

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The pair of semi-detached residences are of local historical significance as residences constructed in 1915 by a prominent local builder on the 1910 fifth subdivision of the Jeffrey's Estate, illustrating the early development of that estate and early residential development of the suburb.  
The residences have local historical association with William James Pendlebury, a prominent local builder and son of local builder and brick maker William Pendlebury. Pendlebury constructed these dwellings in 1915 and resided at 18 Gower Street (opposite) at that time.  
The pair of residences are of local aesthetic residence as a fine example of Federation Queen Anne style semi-detached residences designed to appear as a single dwelling, illustrating the characteristics of the style and the work of William James Pendlebury local builder. The residences are designed to utilise the corner site, with verandahs to each street frontage and separate entrances off each street, and feature Federation Queen Anne style



Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

elements such as asymmetrical form, a complex hipped and gabled slate roof incorporating verandah roofs beneath change in pitch, tall chimneys, bay windows, bull's eye window, tessellated verandah tiling, polychrome brickwork, timber fretwork to verandahs. Semi-detached residences in the Federation Queen Anne style are relatively rare in the local area.

## Historical Notes

**Area history**  
**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

15 and 17 Gower Street occupy what was Lot 11 of Deposited Plan 5924, the fifth subdivision of the Jeffrey's Estate. This 1910 subdivision created 56 building lots as well as Gower Street, Euston Square and Euston Road. Facing Gower Street on the north east corner with Melford Street, Lot 11 was purchased in 1910 by Marrickville brothers Frank and John Heylin, respectively a civil servant and a chemist (LPI Vol.2104 Folio 73, 17 November 1910).

Three years later the Heylin brothers sold the property to Ellen Pendlebury, wife of builder William Pendlebury, one of Hurlstone Park's first and most active builders who constructed numerous houses nearby in Grinan, Dunstaffenage and Fernhill streets (LPI Transfer

# Canterbury Heritage Inventory

SHI Number

1300447

Study Number

**Item Name:** Federation Queen Anne style semi-detached resid

**Location:** 15-17 Gower Street, Hurlstone Park

A12338). In this case the contractor was likely his son William James who became a prominent inner-west builder, and was for a time during the 1920s president of the Canterbury branch of the Master Builders Association. In 1915 WJ Pendlebury built a house for himself and family at 18 Gower Street; Arthur Genders, another prominent builder, resided at 1 Gower Street.

The new house was listed in Sands from 1917 named Hollis, an early English surname. It may have been under construction during 1914: 'Painters and Grainers. - Price wanted. New building, Gower St. Hurlstone Park. Behind Cong. Ch.' (Sydney Morning Herald, 11 July 1914, p.16). The Congregational Union purchased Lot 10, facing Crinan Street behind Lot 11, and built a church which stood there until the 1980s; the vacant block is now owned by Canterbury Bankstown Council. Among the first tenants was the Reverend Raymond Preston, an evangelist Methodist preacher who came to Australia from Yorkshire in 1916 and spent years running missions across NSW, seeking converts through hours of oratory (Methodist, 7 January 1922, p.12). The owners of number 15 also changed frequently from the first, Pymont stationer William John Wilson, until 1924 when Abbotsford salesman Alfred Ernest Lyons became owner till his death in 1948 when his son Reginald and widow Eliza were bequeathed the property (LPI Transfers B56072, D892490).

During its first two decades Hollis was numbered 15, number 17 was not listed until the 1940s. However the house was built with a second entrance on the Melford Street side of the verandah, and the second dwelling was from 1918 listed in Sands as an unnumbered residence named Kelmscott on the eastern side of Melford Street between Gower and Crinan streets.

Reginald and Eliza Lyons remained owners until 1960 when the two residences were sold separately and retitled detailing sections of the dividing party wall (LPI Vol.8305 Folio 35, 26 September 1961; Vol.8346 Folio 39, 5 March 1962).

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	Local builders

**Designer:**

**Maker / Builder:** William James Pendlebury

**Year Started:**                      **Year Completed:** 1915                      **Circa:** No

**Physical Description:** This pair of semi-detached residences, with No. 17 located on the corner of Gower Street and Melford Street, constitute a single storey brick Federation Queen Anne style building designed to appear as a single dwelling, with a gable end facing each street frontage. The house has the usual asymmetrical Federation Queen Anne style form with a hipped and gabled roof clad in slate with tall rough-cast stuccoed chimneys with terracotta chimney pots.



# Canterbury Heritage Inventory

SHI Number

1300447

Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

The roof changes pitch to cover separate verandahs facing Melford St (to No. 17) and Gower St (to No. 15). The roof also features terracotta ridge capping and finials. Walls are polychrome brick. Windows are tall timber-framed double hung in groups, with multipaned upper sashes. The elevation of No. 17 to Gower Street features a bay window beneath a flat roof below the gable end facing this street. The presentation of No. 15 to Gower Street is the front verandah with timber posts with timber fretwork brackets mounted on brick pediments. The front door of No 15 features sidelight and fanlights.

No. 15 has tessellated tiles to the front verandah floor and front steps with marble treads. The verandah elevation (facing Melford Street) of No. 17 features a bull's eye window. The timber fretwork verandah brackets to No. 17 differ in design to those on the verandah of No. 15.

The front fence to No. 15 is a timber picket fence on a brick base. The front fence to both Gower and Melford Streets to No. 17 is a timber picket fence. Both picket fences are in an acorn pattern, and while not original are generally sympathetic to the style and period of the dwellings.

**Physical Condition:** Good

**Modification Dates:** The residences are very intact externally,

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lots should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

**Criteria a)** The pair of semi-detached residences are of local historical significance as residences constructed in 1915 by a prominent local builder on the 1910 fifth subdivision of the Jeffrey's Estate, illustrating the early development of that estate and the quality of early residential building in the suburb.

# Canterbury Heritage Inventory

SHI Number  
**1300447**  
Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

- Criteria b)** The residences have local historical association with William James Pendlebury, a prominent local builder and son of local builder and brickmaker William Pendlebury, who constructed these dwellings in 1915, and who resided at No. 18 Gower Street (opposite) at that time.
- Criteria c)** The pair of residences are of local aesthetic residence as a fine example of Federation Queen Anne style semi-detached residences designed to appear as a single dwelling, illustrating the characteristics of the style and the work of William James Pendlebury local builder. The residences are designed to utilise the corner site, with verandahs to each street frontage and separate entrances off each street, and features Federation Queen Anne style elements such as asymmetrical form, a complex hipped and gabled slate roof incorporating verandah roofs beneath change in pitch, tall chimneys, bay windows, bull's eye window, tessellated verandah tiling, polychrome brickwork, timber fretwork to verandahs.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The semi-detached residences in the Federation Queen Anne style are relatively rare in the local area.
- Criteria g)** The building is a representative example of Federation Queen Anne style semi-detached residences.

**Integrity / Intactness:** Very intact externally (both residences).

References:	Author	Title	Year
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	B		DP	106262
	LOT	A		DP	106262

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial Accuracy:**

**Map Name:**

**Map Scale:**

**AMG Zone:**

**Easting:**

**Northing:**



# Canterbury Heritage Inventory

SHI Number

**1300447**

Study Number

Item Name: **Federation Queen Anne style semi-detached resid**

Location: **15-17 Gower Street, Hurlstone Park**

Listings: Name:

Heritage study

Title:

Number:

Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 17/01/2017

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

Address: 21 Kilbride Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
Other/Former Names: Wolgan  
Area/Group/Complex:  
Aboriginal Area:  
Curtilage/Boundary: The curtilage is the lot boundaries.  
Item Type: Built  
Owner:  
Admin Codes:  
Current Use: Residential  
Former Uses: Residential  
Assessed Significance: **Local**  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish:  
County:  
Group ID:

Group: Residential buildings ( Category: House

**Statement of Significance:** 21 Kilbride Street is of local historical significance as a house constructed in 1922 by local building contractor Henry Wilson Jones for his own occupation. The house is also of local historical significance as evidence of the development of later re-subdivided blocks of the 1893 Brixton Hill subdivision, which featured Victorian period long narrow allotments almost all of which were since reconfigured in later re-subdivisions.  
The house has local historical association with building contractor Henry Wilson Jones who built the house in 1922 for his own occupation, resided in the house till his death in 1940, and whose family continued ownership of the property until 1956.  
The property is of local aesthetic significance as a fine, very intact example of an Inter-war California Bungalow, with original front fence and unusual for its level of integrity and original garage.  
The building is of representative value as a fine example of an Inter-war residence in the suburb.

**Historical Notes or Provenance:** Area History  
Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.  
After 1788, conflict and pressures arising from the expanding Sydney Cove convict



Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

## Site History

Kilbride Street is one of the streets set out in Sophia Campbell's original subdivision, named after Scottish locales significant to the Campbell family, in this case West Kilbride, a village in Ayrshire.

21 Kilbride Street occupies part of what were Lots 5 to 10 of Deposited Plan 5102, a 1905 subdivision of land purchased by Sydney grocer John Slocombe in 1893, shortly before railway construction required the realignment of the intersection of Kilbride and Dunstaffenage streets (LPI Vol.1112 Folio 181, 20 November 1893). This Brixton Hill subdivision created 15 building lots between Acton and Kilbride streets, as well as the southern end of Dunstaffenage Street.

During 1921 Henry Wilson Jones purchased the southern part of Lots 6 to 10, as well as part of Lot 5, running from the eastern end of Kilbride Street around the corner into Dunstaffenage Street (LPI Vol.3204 Folio 9, 12 July 1921). Jones was born in Marrickville in 1890, becoming a building contractor after first studying agriculture. As well as domestic buildings in Hurlstone Park and nearby suburbs, Henry Jones won several government contracts to build or extend schools, post offices and military buildings (Sydney Morning Herald, 8 November 1940, p.5).

Rather than build and sell across his five blocks, Henry Jones built on the western half of the land, allowing his house to face east across a garden. Listed in Sands from 1923, the bungalow style house was named Wolgan, a valley in the Blue Mountains. The garage facing Kilbride Street may have been an original feature; certainly Jones was a car owner before 1926: 'ROVER, 8 hp, smart appearance, any trial, examination, £95, terms approved

# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

buyer, JONES, Kilbride street, Hurlstone Park Pet 798' (Sydney Morning Herald, 8 December 1926 p.6). The 1943 aerial survey photo shows a bungalow style garage on the eastern side of the garden; this is still standing.  
Henry Jones died in 1940 and the property passed to his widow Gladys who lived there until 1956 (LPI Transfer D97416). During this time Dunstaffenage Street was terminated at Acton Street and the southern end to Kilbride street landscaped.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	(none)
	8. Culture	Creative endeavour (Cultur	(none)

Designer:

Maker / Builder: Henry Wilson Jones, builder/owner-occupier

Year Started:                      Year Completed: 1922                      Circa: No

**Physical Description:** The house is built on a large polygonal (almost triangular) allotment approximately 732 square metres in area, located at the far eastern end of Kilbride Street (which terminates in a cul-de-sac and a pocket park at its eastern end). It is designed to face both east (where the front entry steps are located) and south to Kilbride Street. The house incorporates an original garage attached to the southern Kilbride Street elevation, projecting out of and connecting into the undercroft of the house. The site features an original woven wire front fence along the Kilbride Street property boundary with two original sets of wrought iron driveway gates and an original wrought iron pedestrian gate.  
The house is a detached single storey brick Inter-war California Bungalow with a hipped and gabled terracotta tiled roof with a single tall brick chimney with terracotta chimney pot. The house features a pair of imitation half-timbered gable ends facing Kilbride Street on the southern elevation, and another imitation half-timbered gable end facing east. The east elevation also features a flat metal roofed entry porch on brick posts with entry steps flanked by cement rendered balustrades. The undercroft area of the house is cement rendered coursed to resemble blocks, and windows also feature cement rendered heads. Windows are simple timber framed double hung. The south elevation also features the original garage, which has a flat roof, projects out of the undercroft of the house and clearly penetrates into the undercroft area. The garage features timber tongue and grooved doors.

Physical Condition: Good

Modification Dates:



# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

**Recommended  
Management:**

**APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:**

(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing lot should not be subdivided.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** No 21 Kilbride Street is of local historical significance as a house constructed in 1922 by local building contractor Henry Wilson Jones for his own occupation. The house is also of local historical significance as evidence of the development of later re-subdivided blocks of the 1893 Brixton Hill subdivision, which featured Victorian period long narrow allotments almost all of which were since reconfigured in later re-subdivisions. The house is a fine Inter-war example of later residential development in the suburb.
- Criteria b)** The house has local historical association with building contractor Henry Wilson Jones who built the house in 1922 for his own occupation, resided in the house till his death in 1940, and whose family continued ownership of the property until 1956.
- Criteria c)** The property is of local aesthetic significance as a fine, very intact example of an Inter-war California Bungalow, with original front fence and unusual for its level of integrity and original garage.
- Criteria d)** Not relevant
- Criteria e)** Not relevant
- Criteria f)** The garage is rare as an original garage built into the house constructed in 1922.
- Criteria g)** The house is a fine representative example of an Inter-war California Bungalow.

**Integrity / Intactness:** Highly intact externally.

**References:** Author  
Dr. Charles Pickett

Title  
Historical research for Hurlstone Park Heritage

Year  
2016

# Canterbury Heritage Inventory

SHI Number  
**1300450**  
Study Number

Item Name: **Inter-war California Bungalow**

Location: **21 Kilbride Street, Hurlstone Park**

Assessment Study Stage 2

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	Lot Number	Section	Plan Code	Plan Number
	LOT	1		DP	170536

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 01/02/2017

Date Updated: 27/03/2017

Status: Basic



# Canterbury Heritage Inventory

SHI Number  
**1300191**  
Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

Address: 8 Melford Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Other/Former Names: Hurlstone Park Methodist Church

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is situated.

Item Type: Built      Group: Religion      Category: Church

Owner: Religious Organisation

Admin Codes:      Code 2:      Code 3:

Current Use: Church

Former Uses: Church

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The former Methodist Church (built 1912) and the Sunday School building (built 1923) are of local historical significance as the buildings illustrate the history of the Methodists and later Uniting Church movement in Hurlstone Park in the 20th century. The Church and Sunday School have local historical association with the Methodist and later the Uniting Church community of Hurlstone Park, respectively since 1912 and 1923. The church has local historical association with its architect Alfred G. Newman. The Sunday School building has local historical association with its architect Hugh Venables Vernon. Both architects were well-known Sydney architects of the relevant periods. The Church and Sunday school buildings are of local aesthetic significance as architect-designed buildings which are fine representative examples of the work of the particular architect designers and of the particular architectural styles - Federation Gothic for the church and Inter-war Romanesque for the Sunday School building. The Church and Sunday School have local social significance for the local Uniting Church congregation. The church is a fine example of an architect-designed Federation Gothic style church, also representative of the work of its architect Alfred G Newman. The Sunday School building is a representative example of the Inter-war Romanesque style, also representative of the work of its architect Hugh Venables Vernon.

# Canterbury Heritage Inventory

SHI Number  
**1300191**  
Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

However, Aboriginal people 'remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22)... Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

Melford Street is one of the streets set out in Sophia Campbell's original subdivision, named after locales significant to the Campbell family's Scots heritage, in this case a village and loch in Argyle, west Scotland.

The Uniting Church at 8 Melford Street occupies Lot 4 of Deposited Plan 3738, a 1900 subdivision creating 14 building lots facing New Canterbury Road and Melford Street.

Methodism's founding moment occurred in 1739 when Anglican priest John Wesley began preaching in the open air near Bristol. This evangelical determination to take religion to the people militated against an architectural presence; early Methodists often used homes and meeting halls rather than chapels. Wesley himself believed that a chapel ideally should be hexagonal in plan so that all worshippers would be near the preacher and each other; he rejected the private family boxes and social segregation of Anglican churches. Methodism teaches that salvation is available to all who aspire to holiness; lay preachers, social concern and voluntarism were central to the movement.

At the 1911 Census, 547,806 Australians identified as Methodist from a population of 4.5 million. The five major Methodist sects in NSW had unified in 1902, and the church was in



Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

expansionary mode, with church, Sunday school and parsonage building booming across the state. While the population of the new suburb of Hurlstone Park was still small, Methodists were among its most prominent members none more so than William Pendlebury (1857-1921) who came to Sydney from Goulburn in 1881 and purchased land for the brick pit which he worked with his brother Elijah. After the clay was worked out Pendlebury became Fernhill's most active building contractor, establishing the Orinan Street commercial centre near the new railway station (Methodist 31 December 1921, p.11).

In 1905 Pendlebury's wife Ellen purchased Lot 4 from its first owner, Petersham engineer Sydney Percival Fowler (LPI Vol. 1508 Folio 24, 24 December 1903). Normally this would have been the first move in the construction of a new house, but the block was still vacant when a meeting was held in November 1911 at the Pendleburys' house 'to discuss the building of a Methodist Church in Hurlstone Park.' It was stated that a sum of money was in hand for the purchase of a site' (Sydney Morning Herald, 2 December 1911, p. 10). The same month a hall on New Canterbury Road was rented for use as a church and Sunday school (Methodist, 10 February 1912, p.8). In July 1912 Lot 4 was purchased by twelve trustees including William Pendlebury and his son William James (LPI Transfer 670874). By this time an architect had been appointed and construction tenders sought (Sydney Morning Herald, 29 April 1912 p. 14).

Church architecture was no novelty to the appointed architect Alfred Gambier Newman (1875-1921). Newman's father the Reverend Charles Thomas Newman was president of the South Australian Methodist Conference; in 1900 he remarried to Elizabeth Vickery, daughter of Ebenezer Vickery, one of Sydney's wealthiest Methodists. This Methodist power marriage was helpful to Alfred after he moved to Sydney in 1906. Working from Vickery's Chambers, Pitt Street, Alfred Newman's work was primarily commissioned by the Methodist Church. He designed Methodist churches at Croydon, Dungog, Strathfield, Kempsey, Marrickville, Auburn, Dee Why, Campsie, North Ryde, Lakemba, Beecroft, Rhodes, Epping, Young, Barraba, Wentworthville, Tighes Hill, and Kempsey as well as numerous parsonages and Sunday schools. He also designed the Tower Wing of MLC School, Burwood.

As Methodism and Methodists prospered during the 1800s their churches were influenced by the religious architecture of the time, notably the Gothic Revival commonly expressed in church and educational architecture. Yet Methodist churches generally retained an ostentatious simplicity in decoration and organization. This was true of Newman's 'very neat' design for Hurlstone Park: 'the church will provide seating accommodation for about 300' (Sydney Morning Herald, 28 May 1912, p.12). The foundation stone was laid in August 1912 and by November the church was 'nearing completion, and is now a prominent feature in the landscape. It is an imposing structure costing...about £2000'; this was somewhat more than the earlier estimate of £1650 (Methodist, 17 August 1912, p.12, 30 November 1912, p.7). Opened on 7 December 1912, the new church was described as 'a well-ventilated and fairly spacious structure...arranged internally in semi-circular fashion, so that preacher and people are in close contiguity' (Methodist, 11 January 1913, p.3).

In 1923 tenders were called for a Sunday school building behind the church. The architects were Vernon and Mills, 39 Martin Place (Sydney Morning Herald, 20 June 1923, p.10). Hugh Venables Vernon was the architect son of Walter Vernon, NSW Government Architect from 1890 to 1911, responsible for numerous public buildings. His son's practice was focused on

# Canterbury Heritage Inventory

SHI Number  
**1300191**  
Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

domestic and suburban architecture.

At that time the Sunday school had over 500 students taught a variety of subjects by 48 teachers (Sunday Times, 9 September 1923, p.3). Opening to Wattle Lane behind the church, the school hall cost £3000 and was completed in July 1924 (Watchman 24 July 1924, p.8). During the 1950s future Prime Minister John Howard taught at the Sunday school for a time (Peter van Onselen, Wayne Errington, John Winston Howard: the definitive biography, MUP, 2008, p.16).

The first Divine Service was conducted by Rev. B. J. Meek, President of the Methodist Conference. In 1926, Hurlstone Park was separated from the Lewisham Circuit to become a separate circuit of its own.

In 1933 the Hurlstone Park church became unexpectedly the focus of nation-wide controversy, when two local girls found a bag in the church yard containing £286 - about \$10,500 in 2016 values. The father of one of the girls handed the money to the police, igniting publicity and a legal battle between the family and the Church trustees, who claimed the money on the grounds that it could have been left by a conscious-stricken person. In the court of public opinion, as expressed in the press, the money belonged to the lucky girls and their families (Barrier Miner, Broken Hill, 7 June, 1934, p.6). Eventually the Church dropped its claim.

From the 1950s demographic change saw the Hurlstone Park congregation begin to decline; in 1976 it became a Uniting Church as part of the merger of most Protestant faiths. In recent times the influx of Islander residents, especially those from Tonga and Samoa, has seen an upsurge in Uniting Church attendance in Inner West suburbs; the Hurlstone Park church is now part of Tonga Parish, Sydney. The Sunday school building is used five days a week by the Art of Yoga studio.

Themes:	National Theme	State Theme	Local Theme
	8. Culture	Religion	(none)

Designer: Alfred G. Newman

Maker/Builder:

Year Started:                      Year Completed: 1912                      Circa: No

**Physical Description:** The site contains two connected church buildings - The former Methodist Church designed by architect Alfred G. Newman and constructed in 1912, which fronts Melford Street; and the brick Sunday School building constructed in 1923 to a design by architect Hugh Venables Vernon which fronts onto Wattle Lane.  
Former Methodist Church:  
This is a fairly simple Federation Gothic style church building, with a free use of architectural



Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

motifs.

The building is brick, 2 storey in scale, with a large setback principle gabled façade facing Melford Street. The façade is embellished with stuccoed banding and pilasters and stucco finials to the gable ends.

The side elevations of the church are quite simple, with the detail concentrated on the façade. The façade is symmetrical, with gabled porches at each end, gabled pediments flanked by buttresses with gabled coping. The principal section of the façade is set back, and is gabled in form. Elements built into the façade include buttresses, lancet windows with plate tracery, a projecting cornice moulding, and chequered and striped rendered detailing. The three foundation stones for the church are located along the façade close to ground level, attached to the brickwork of the passage connecting the two porches at the front of the building. The building is reasonably original, though some fabric has been replaced, such as the roof tiles to the porches. The entry steps are concrete.

1923 Sunday School building:

This is a brick Inter-war Romanesque style building, 2 storeys in scale, attached to the rear of the church and with a façade to Wattle Lane at the rear. The building features a gabled façade to Wattle Lane, with the central gabled section set slightly forward, with half-round terracotta tiles embellishing the adjacent setback portions of the façade. The façade features dentillated courses of brickwork and semi-circular arched windows and central pair of doors onto Wattle Lane. The side elevation features simple timber-framed multi-paned double-hung windows. The windows to the façade to Wattle Lane are timber-framed multi-paned double-hung with semi-circular arched heads. The central pair of timber entry doors off Wattle Lane are divided by stuccoed pilasters and surrounds within a large arched opening defined by brick corbelling.

**Physical Condition:** Good. - some evidence of rising damp, mortar damage to Sunday School façade to Wattle Lane.

**Modification Dates:** Sunday School built in 1923.

**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

The existing subdivision pattern should remain unaltered.

The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades (to both the street and the laneway).

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

# Canterbury Heritage Inventory

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Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

Retain and preserve the setting, form, architectural detailing and materials of the church. Regular ongoing maintenance is strongly recommended. . Painting or rendering of the previously unpainted and unrendered surfaces should not be permitted.

Management: Statutory Instrument List on a Local Environmental Plan (LEP)

## Further Comments:

- Criteria a)** The former Methodist Church (built 1912) and the Sunday School building (built 1923) are of local historical significance as the buildings illustrate the history of the Methodists and later Uniting Church movement in Hurlstone Park in the 20th century.
- Criteria b)** The Church and Sunday School have local historical association with the Methodist and later the Uniting Church community of Hurlstone Park, respectively since 1912 and 1923. The church has local historical association with its architect Alfred G. Newman. The Sunday School building has local historical association with its architect Hugh Venables Vernon. Both architects were well-known Sydney architects of the relevant periods.
- Criteria c)** The Church and Sunday school buildings are of local aesthetic significance as architect-designed buildings which are fine representative examples of the work of the particularly architect designers and of the particular architectural styles - Federation Gothic for the church and Inter-war Romanesque for the Sunday School building.
- Criteria d)** The Church and Sunday School have local social significance for the local Uniting Church congregation.
- Criteria e)** Not relevant
- Criteria f)** Not relevant
- Criteria g)** The church is a fine example of an architect-designed Federation Gothic style church, also representative of the work of its architect Alfred G Newman. The Sunday School building is a representative example of the Inter-war Romanesque style, also representative of the work of its architect Hugh Venables Vernon.

Integrity / Intactness: High

References:	Author	Title	Year	
	Brian Madden			
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016	
	J. Jervis	History of Canterbury	1951	
Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017



# Canterbury Heritage Inventory

SHI Number  
**1300191**  
Study Number

Item Name: **Hurlstone Park Uniting Church**

Location: **8 Melford Street, Hurlstone Park**

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	4		DP	3738

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 23/10/2002

Date Updated: 28/03/2017

Status: Partial

# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

Address: 104 Melford Street  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South

Historic region: Sydney

Parish: Petersham

County: Cumberland

Address: Kilbride Street corner  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW

DUAP Region: Sydney South

Historic region: Sydney

Parish:

County:

Other/Former Names: "Jule Rae"

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcel of land on which the building is located.

Item Type: Built

Group: Residential buildings ( Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** 104 Melford Street, built in 1914 for Abraham Newyear Steenbhorn of Coogee, motorcar and carriage builder, is of local historical significance as evidence of the early development of the 1912 6th subdivision of the Jeffrey's Estate.

The house is of local aesthetic significance, as a fine representative example of the Federation Queen Anne style, designed to address its corner location, and featuring many fine elements of the style including complex hipped and gabled terracotta tiled roof form with gable ends facing each street frontage and a gable end defining the corner entry to the return verandah, timber verandah posts with timber fretwork brackets, placed on sandstone piers, timber framed leadlight casement windows with fanlights placed in groups, and rough cast stuccoed gable ends. Its architectural quality contributes significantly to the streetscapes of both Melford and Kilbride Streets.

The house has representative value as a fine early residence of the suburb.



# Canterbury Heritage Inventory

SHI Number

1300297

Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

## Historical Notes

### Area History

**or Provenance:** Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>) The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

Melford Street is one of the streets set out in Sophia Campbell's original subdivision, named after locales significant to the Campbell family's Scots heritage, in this case a village and loch in Argyle, west Scotland.

This land was originally Lot 58, part of the Jeffrey's Estate 6th subdivision offered for auction on 7th September 1912, however the lot was later subdivided to create a new lot to the west (now 50 Kilbride Street).

This land, lot 58 DP6787, was bought by Abraham Newyear Steenbom of Coogee, motorcar and carriage builder, on 12/2/1913. He immediately mortgaged the property and a house was built in 1914. Steenbom was living there by the end of the year, when the survey for the 1915 edition of Sands Directory was taken.

In 1927, part of the rear of the allotment was subdivided to create a new lot facing Kilbride Street. The house remained with the family until 1944, when the Perpetual Trustee, as mortgagee, exercised its power of sale after Abraham Steenbom's death.

Themes: National Theme

State Theme

Local Theme

# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started: 1914

Year Completed: 1914

Circa: No

**Physical Description:** The house is a single storey brick freestanding Federation Queen Anne style house on a prominent corner site (south-western corner of Melford and Kilbride Streets intersection). The house illustrates aspects of the Federation Queen Anne style, designed to address the corner location, such as complex hipped and gabled terracotta tiled roof with terracotta ridge capping and finials and two tall stuccoed chimneys with brick corbelled tops and terracotta chimney pots. The house is designed with gable ends facing each street frontage and a corner gable end defining the corner entry to the return verandah, verandah roof incorporated into the main roof, roughcast stuccoed gable ends, tapered timber posts with timber fretwork brackets to the verandah mounted on sandstone piers, timber framed leadlight casement windows with fanlights placed in groups, There are exposed timber rafter ends to the verandahs, and awnings with exposed rafters and timber brackets to the windows on the projecting bays. The site features a Federation style timber picket front fence to both street frontages, an informal garden and a curved entrance path leading from the corner entry gate.

**Physical Condition:** Good.

**Modification Dates:**

**Recommended Management:**

**APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:**  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)  
The existing lot should not be subdivided.  
The overall form and scale of the building should be retained and conserved and preferably continue in its current use. All remaining intact and significant exterior fabric should be retained.  
Any future development should preserve the existing form and external surfaces and materials of the significant façades.  
The exterior finishes should be retained, including face brickwork.  
Repainting of exterior painted surfaces should be undertaken in appropriate colours.  
Opportunities for reinstatement of missing exterior detail, particularly to significant facades,



# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

should be considered during planning for future major alterations.

Management: Statutory Instrument List on a Local Environmental Plan (LEP)

## Further Comments:

**Criteria a)** The house, built in 1914 for Abraham Newyear Steenbom of Coogee, motorcar and carriage builder, is of local historical significance as evidence of the early development of the 1912 6th subdivision of the Jeffrey's Estate.

**Criteria b)** Not relevant

**Criteria c)** The house is of local aesthetic significance, as a fine representative example of the Federation Queen Anne style, designed to address its corner location, and featuring many fine elements of the style including complex hipped and gabled terracotta tiled roof form with gable ends facing each street frontage and a gable end defining the corner entry to the return verandah, timber verandah posts with timber fretwork brackets, placed on sandstone piers, timber framed leadlight casement windows with fanlights placed in groups, and rough cast stuccoed gable ends. Its architectural quality contributes significantly to the streetscapes of both Melford and Kilbride Streets.

**Criteria d)** Not relevant

**Criteria e)** Not relevant

**Criteria f)** Not relevant

**Criteria g)** The house is a fine representative example of the Federation Queen Anne style, designed to address its corner location and a fine early residential building in the suburb.

**Integrity / Intactness:** The house retains its external integrity.

References:	Author	Title			Year	
		NSW Birth, Death and Marriage Indexes				
		Sands Directories 1915-1916				
	Land Property Information	Certificate of Title				
Studies:	Author	Title			Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2				2017
Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number	
	LOT	1		DP	311222	

Latitude:

Longitude:

# Canterbury Heritage Inventory

SHI Number  
**1300297**  
Study Number

Item Name: **Fern Hill - Federation Queen Anne style house**

Location: **104 Melford Street, Hurlstone Park**

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title:

Number:

Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 02/12/2003

Date Updated: 27/03/2017

Status: Basic

# Canterbury Heritage Inventory

SHI Number  
**1300192**  
Study Number

Item Name: **St Stephanos Greek Orthodox Church**

Location: **648-668 New Canterbury Road, Hurlstone Park**

Address: 648-668 New Canterbury Road  
Suburb / Nearest Town: Hurlstone Park 2193  
Local Govt Area: Canterbury  
State: NSW  
DUAP Region: Sydney South  
Historic region: Sydney  
Parish: Petersham  
County: Cumberland

Other/Former Names: St Stephens Anglican Church

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary: The curtilage is the parcels of land on which the church buildings are located.

Item Type: Built      Group: Religion      Category: Church

Owner: Religious Organisation

Admin Codes:      Code 2:      Code 3:

Current Use: Church, Church Hall, Child Care Centre

Former Uses: Church, Rectory, Church Hall

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** The site and the group of three significant church-related buildings - Church Hall, Church and Child Care Centre, is of local historical significance as a collection of religious buildings originally built for the Anglican church, purchased for use by the Greek Orthodox Church in 1984. They provide historical evidence of the growth and later decline of the local Anglican congregation. Its conversion to a Greek Orthodox Church in 1984 is also of historical significance as evidence of the changing community of Hurlstone Park in the 1980s. The 1924 Church has historical association with its original designers, architects John Burcham Clamp and CH Finch. The three significant buildings on the site have historical association with the Hurlstone Park Anglican community, including former parishioners and rectors.

The collection of three significant church buildings is of local aesthetic significance as a collection of religious buildings on a prominent site fronting New Canterbury Road, two of which - the 1924 Church designed by architects John Burcham Clamp and CH Finch, and the 1927-1928 Child Care Centre (designer not known) are fine examples of the Inter-war Romanesque style. The 1908-1909 Church Hall (designer not known) is a good representative example of the Federation Carpenter Gothic style.

The 1924 Church (altered in 1934) is a good example of the work of architects John Burcham Clamp and CH Finch, despite the 1984-85 addition of the brick porch and



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colonnade facing New Canterbury Road.

While not researched, the buildings are likely to have local social significance to the current Greek Orthodox congregation.

The Church and Child Care Centre are locally rare examples of the Inter-war Romanesque style.

The Church Hall is a locally rare example of the Federation Carpenter Gothic style.

## Historical Notes

### Area History or Provenance:

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side.

After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789.

However, Aboriginal people remained living in many parts of the Sydney region until the mid 1800s (Attenbrow 2010:22).. Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. (Summarised from <http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>)

The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance.

Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

### Site History

St Stephanos Greek Orthodox Church (formerly St Stephens Church of England) and associated buildings occupy what was part of Lot 5 of Section 15 of Deposited Plan 191, the original subdivision of Hurlstone Park by Sophia Campbell. Lot 5, 6450 square metres of land facing New Canterbury Road and Dunstaffenage Street, was purchased from Miss Campbell in 1883 by Charles Rogers junior, a successful furniture manufacturer and retailer and his brother George Chapman Rogers (LPI Vol.656 Folio 210, 16 July 1883).

The brothers divided Lot 5 and Charles Rogers' southern part was eventually subdivided in 1915 as the Woodside Estate. Most of the northern part – 2630 square metres facing New



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Canterbury Road – was owned by George Rogers who built his house Trentham there (LPI Vol.676 Folio 183, 10 December 1883). George Rogers died in 1910 and in 1914 his widow Emma Jane Rogers sold most of this land to a consortium of local Anglicans – a customs officer, an accountant, a master mariner, a manufacturer - led by the Reverend George Alfred Chambers, rector of Holy Trinity Church of England, a short distance away near New Canterbury Road, Dulwich Hill. Chambers founded Trinity Grammar School in 1913 (LPI Transfer A124232; Sydney Morning Herald, 5 October 1927, p.19).

Edward Colvin, the Rev. Chambers' predecessor at Holy Trinity, had already established a new church and Sunday school on Emma Rogers' land facing New Canterbury Road. Initially named St Saviour's the church was opened in September 1908. A year later the Herald reported that: "The church, which is a branch of Holy Trinity, Dulwich Hill, has made good progress during the twelve months, and it has been found necessary to enlarge the building to accommodate the increasing congregations. A contract has just been let for extending and completing the building, which will then have accommodation for about 200 people. Population at this end of the parish has increased so much during the past five years that a church in the district was considered to be an urgent necessity" (Sydney Morning Herald, 18 September 1909, p.10). In 1911 under G.A. Chambers' administration the simple timber building was renamed St Stephen's and although not listed in Sands until 1916, its preaching lineup was listed weekly in the press: 'ST. STEPHENS, Fern Hill, 11 Holy Communion, Rev. G.A. Chambers MA; 7.15 Rev. H.G. Hinsby' (Sydney Morning Herald, 8 July 1911, p.18).

The land purchased by the Rev. Chambers and friends ran 36 metres along New Canterbury road from the Dunstaffnage Street corner, which was already occupied by a chemist shop (LPI Vol. 2827 Folio 244, 4 March 1918). By 1920 the western end of New Canterbury Road was a thriving commercial centre. St Stephens planned to match its worldly neighbours: 'ARCHITECTS willing to Supply Competitive Designs for a New Church at Hurlstone Park please write at once to WM DALTON Holylea 6 Griffith Street Canterbury' (Sydney Morning Herald, 5 April 1922 p.16). William Dalton was a trustee of St Stephens but there is no record of a competitive process and the commissioned design was the work of the surveyor and architect for the Sydney Anglican Diocese.

John Burcham Clamp (1869-1931) designed several buildings for the Church of England including the Sydney Church of England Grammar School chapel and St Matthews Church, Manly. He is better known for his secular designs, which include the Wyoming apartments, Macquarie Street, Tattersall's Club, Elizabeth Street and Farmers department store, Pitt Street. Burcham Clamp is also remembered for a brief partnership with Walter Burley Griffin and for championing and employing Florence Taylor, Australia's first qualified woman architect. In 1924 Burcham Clamp was in partnership with C H Finch.

The building tender for the new church was awarded to Arthur Burgin, 195 Elizabeth Street, Sydney and the foundation stone was laid on 31 May 1924 (Construction and Local Government Journal, 2 April 1924 p.1; Sydney Morning Herald, 31 May 1924 p.18). The contract price was £4000 and the new building 'accommodates 350 persons, exclusive of the choir and has a wide and deep chancel with separate vestries for the clergy and choir' while the sloping site allowed space for 'commodious class and committee rooms beneath the chancel...and the building, with its open kiln bricks and tiled roof, presents a very



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effective and dignified appearance'. The church was opened on 18 October 1924 (Sydney Morning Herald, 22 October 1924, p.9).

During 1932 a 'memorial to Aborigines' was installed within the church by the rector Reverend D H Rettick, a member of the Sydney Anthropological Society and researcher of rock carvings Sydney Morning Herald, 6 May 1932, p.12, 25 July 1936, p.11.) A few years later unspecified additions were made, possibly the construction of a Rovers cabin beneath the church: 'Hurlstone Park.—Additions to Church, New Canterbury Road.—D. H. Rettick, The Rectory, New Canterbury Road, Hurlstone Park' (Construction and Real Estate Journal, 8 August 1934, p.2; Sydney Morning Herald, 9 December 1935, p.11)

In 1930 a rectory was built on the corner with Melford and Dunstaffnage Street, replacing the retail and residential buildings that had occupied the site. Laying the foundation stone Archbishop Wright commended the parishioners for their 'good business acumen in providing their rector "with a suitable home near the church". The new building will be a modern brick bungalow of eight rooms, and will cost approximately £1500 (Sydney Morning Herald, 4 March 1930 p.8). The construction must have been well advanced at this time as the completed rectory was dedicated the following month (Sun, 6 April 1930 p.6).

From 1929 the land occupied by the church, hall and rectory was owned by the Church of England Property Trust (LPI Transfer B915308). In 1984 the Church, hall and rectory were purchased by the Greek Orthodox Archdiocese of Australia (LPI Transfer V30600).

Australia's first Greek Orthodox Church opened at Redfern in 1898; the Greek Orthodox Australian Diocese was established in 1924 at which time Greek-Australians numbered about 10,000. With rapid migration since the 1940s, the Greek Orthodox Church has been one of the fastest-growing churches, now boasting 40 parish churches, a cathedral and three monasteries in NSW alone, as well as numerous child and aged care, educational and other social facilities.

Like St Stephen's several of these church buildings were originally built for other denominations. As well as gaining a new congregation and a new name, the St Stephens building gained a Romanesque portico matching the architecture and materials of the original building.

In 1997 the Greek Orthodox Archdiocese also purchased the adjoining property number 648 which had been sold in 1925 to medical practitioner William Quilty. The Rogers family home Trentham was replaced in 1928 by a new residence and surgery, later owned by a succession of medical practices (LPI Vol. 3756 Folio 220, 28 July 1925; LPI Transfer 3444381). This building is now used as a childcare centre, increasing St Stephanos' presence on New Canterbury Road.

Themes:	National Theme	State Theme	Local Theme
	8. Culture	Creative endeavour (Cultur	Developments/ distinction in design ar
	8. Culture	Religion	Local churches
	9. Phases of Life	Events	(none)

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Designer: Church (650 New Canterbury Road): John Burcham Clamp and CH Finch

Maker / Builder: Church: Arthur Burgin

Year Started: 1908      Year Completed: 1934      Circa: No

**Physical Description:** The site covers a number of lots addressed from 648 to 668 New Canterbury Road containing four separate buildings. The site has boundaries to New Canterbury Road to the north, Melford Street to the west, Pearce Lane to the south, and adjoins the property at 646 New Canterbury Road to the east.  
There are four buildings on the site - from west to east, along New Canterbury Road, these are:

1. The Rectory (1929-1930), 654 New Canterbury Road (corner Melford Street) designer not known. This is a single storey rendered brick Inter-war California Bungalow style house with a hipped terracotta tiled roof, featuring a secondary hipped roof form over the front verandah. The front verandah, which has rendered brick balustrading and posts, has been enclosed with modern windows. The central post of the verandah is etched near the top with the word "Rectory". There is also a later plaque attached below this to the same post. The rectory has been substantially altered and is not considered significant.

2. Church Hall (1908-1909), 652 New Canterbury Road, designer not known. This is a simple single storey weatherboard Church hall building with a gabled roof form, featuring Gothic-arched fanlights above narrow timber-framed windows. The gabled roof form is clad in red corrugated Colorbond. The gabled porch facing New Canterbury Road has Gothic-arched side door openings with concrete steps. The church hall has a later fibro-cement skillion-roofed addition to the rear. The rear fence to the church and church hall is weatherboard.

3. Church (1924, additions 1934, 1984-1985), 650 New Canterbury Road, designed by John Burcham Clamp & CH Finch Architects.

A large freestanding brick gable roofed church building, with two periods of construction: the main body of the church, (1924 with 1934 additions) and a brick colonnaded porch and vestibule added to the New Canterbury Road façade in 1984-85.

The original portion of the church comprises a nave, a hexagonal apse, and chancel and vestry to either side. The church is two storeys in height at the rear. The church is constructed in face brick, and is roofed with slate with terracotta tile ridge capping. Eaves are overhanging with exposed timber rafter ends. Windows, including the large semi-circular arched window to the northern façade, are Romanesque in style, with surrounds of red



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bricks laid in header rows. The gable end of the façade is surmounted by an open bell cote with bell. The 1984-85 brick porch and colonnade is reasonably sympathetic, constructed in face brick and featuring semi-circular arches, however it has altered the appearance of the church façade to a considerable degree.

The front fence of the church to New Canterbury Road is brick with metal sliding gates - this appears modern, however brickwork is sympathetic to the brickwork of the church.

The rear fence to the church and church hall is weatherboard.

4. St. Stephanos Child Care Centre (1927-1928), designer not known.

This is a symmetrical single storey brick Inter-war Romanesque style building, designed in a roughly "U" shape with central courtyard. Its original use is not known, and its current use is as a Child Care Centre. The building features a hipped terracotta tiled roof, red tapestry brickwork walls, timber-framed multi-paned windows with semi-circular arched heads, a central brick courtyard wall with central semi-circular arched gateway opening facing New Canterbury Road. The courtyard wall is capped with terracotta Roman or Spanish half-round tiles. The building features wide paneled eaves with vents. The central portion of the roof, setback behind the central courtyard, features a copper-roofed brick cupola, which appears to function as a roof vent. The rear also brick arched gateways attached to east and west of the building to the New Canterbury Road elevation, each capped with terracotta Roman or Spanish half-round tiles.

The front fence to the childcare centre has a brick base and piers, with modern metal infill panels. With the fence brickwork generally matching the brickwork of the building.

Note that the interior of the Child Care Centre is substantially altered and not considered significant.

- Physical Condition:**
1. Rectory - good
  2. Church Hall - fair
  3. Church - good
  4. St Stephanos Child Care Centre - good

- Modification Dates:**
1. Rectory. The rectory was likely originally face brickwork which has been cement rendered at a later date. The front verandah has been enclosed with modern windows. The rectory is not considered significant due to its level of alteration.
  2. Church Hall - modern concrete steps either side of the front porch. Modern Colorbond roof cladding.
  3. Church - porch and colonnade added in 1984-85.
  4. St Stephanos Child Care Centre building - Solar panels has been added to the central portion of the main roof facing New Canterbury Road. The interior of this building has been substantially altered due to the conversion in recent times to Child Care Centre use. The interior is not considered significant.



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**Recommended  
Management:**

APPROACHES TO MANAGING THE HERITAGE SIGNIFICANCE OF THE PROPERTY:  
(note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development.)

**SIGNIFICANT BUILDINGS ON THE SITE:**

The overall form and scale of the significant buildings should be retained and conserved and preferably continue in religious use. All remaining intact and significant exterior fabric should be retained.

Any future development should preserve the existing form and external surfaces and materials of the significant façades.

The exterior finishes should be retained, including face brickwork.

Repainting of exterior painted surfaces should be undertaken in appropriate colours.

Opportunities for reinstatement of missing exterior detail, particularly to significant façades, should be considered during planning for future major alterations.

**Management:** Statutory Instrument

List on a Local Environmental Plan (LEP)

**Further Comments:**

- Criteria a)** The site and the group of three significant church-related buildings - Church Hall, Church and Child Care Centre, is of local historical significance as a collection of religious buildings originally built for the Anglican church, purchased for use by the Greek Orthodox Church in 1984. They provide historical evidence of the growth and later decline of the local Anglican congregation. Its conversion to a Greek Orthodox Church in 1984 is also of historical significance as evidence of the changing community of Hurlstone Park in the 1980s.
- Criteria b)** The 1924 Church has historical association with its original designers, architects John Burcham Clamp and CH Finch. The three significant buildings on the site have historical association with the Hurlstone Park Anglican community, including former parishioners and rectors.
- Criteria c)** The collection of three significant church buildings is of local aesthetic significance as a collection of religious buildings on a prominent site fronting New Canterbury Road, two of which - the 1924 Church designed by architects John Burcham Clamp and CH Finch, and the 1927-1928 Child Care Centre (designer not known) are fine examples of the Inter-war Romanesque style. The 1908-1909 Church Hall (designer not known) is a good representative example of the Federation Carpenter Gothic style. The 1924 Church (altered in 1934) is a good example of the work of architects John Burcham Clamp and CH Finch, despite the 1984-85 addition of the brick porch and colonnade facing New Canterbury Road.
- Criteria d)** While not researched, the church buildings are likely to have local social significance to the current Greek Orthodox congregation.

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Criteria e) Not relevant.

Criteria f) The Church and Child Care Centre are locally rare examples of the Inter-war Romanesque style. The Church Hall is a locally rare example of the Federation Carpenter Gothic style.

Criteria g) The four buildings are representative examples of their architectural styles - the church and Child care centre of the Inter-war Romanesque style, the Church Hall of the Federation Carpenter Gothic style, and the Rectory of the Inter-war California Bungalow style.

Integrity / Intactness: Fair

References:	Author	Title	Year
	Brian Madden		
	Dr. Charles Pickett	Historical research for Hurlstone Park Heritage Assessment Study Stage 2	2016

Studies:	Author	Title	Number	Year
	Paul Davies Pty Ltd Architects, Heritage Consultants	Hurlstone Park Heritage Assessment Study Stage 2		2017

Parcels:	Parcel Code	Lot Number	Section	Plan Code	Plan Number
	LOT	1		DP	123771
	LOT	2		DP	309070
	LOT	1		DP	309071
	LOT	A		DP	448353

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:  
Heritage study

Title: Number: Date:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

## *Canterbury Heritage Inventory*

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Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 23/10/2002

Date Updated: 31/03/2017

Status: Partial

## **Attachment 11**

### **State Environmental Planning Policies**



## Attachment 11 - State Environmental Planning Policies

State Environmental Planning Proposal	Comments
<b>SEPP 1 – Development Standards</b>	Not applicable under clause 1.9 (2) of CLEP 2012
<b>SEPP 19 – Bushland in Urban Areas</b>	Applicable  Consistent. The planning proposal does not impact on urban bushland and does not contain provisions that are contrary to this SEPP.
<b>SEPP 21 – Caravan Parks</b>	Applicable  Consistent. The planning proposal does not impact on caravan parks and does not contain provisions that are contrary to this SEPP.
<b>SEPP 33 – Hazardous and Offensive Development</b>	Applicable  Consistent. The planning proposal does not relate to hazardous and offensive development and does not contain provisions that are contrary to this SEPP.
<b>SEPP 36 – Manufactured Home Estates</b>	Not applicable
<b>SEPP 44 – Koala Habitat Protection</b>	Not applicable
<b>SEPP 47 – Moore Park Showground</b>	Not applicable
<b>SEPP 50 – Canal Estate Development</b>	Applicable  Consistent. The planning proposal does not relate to canal estate development and does not contain provisions that are contrary to this SEPP.
<b>SEPP 55 – Remediation of Land</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
<b>SEPP 64 – Advertising and Signage</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
<b>SEPP 65 – Design Quality of Residential Flat building</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP. It is unlikely that the provisions of the planning proposal will be relevant to the type of development captured by this SEPP.
<b>SEPP 70 – Affordable Housing (Revised Schemes)</b>	Applicable  Hurlstone Park is however not an area identified for provision of affordable housing under this SEPP, so it is not directly relevant.
<b>SEPP (Aboriginal Land) 2019</b>	Not applicable

<b>SEPP (Affordable Rental Housing) 2009</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
<b>SEPP (Building Sustainability Index BASIX) 2004</b>	Applicable  Any future development applications would need to consider the provisions of this SEPP.
<b>SEPP (Coastal Management) 2018</b>	Not applicable. None of the land identified as a draft heritage item or HCA is identified by this SEPP.
<b>SEPP (Concurrences) 2018</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP, which relates to the development assessment process.
<b>SEPP (Educational Establishments and Child Care Facilities) 2017</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
<b>SEPP (Exempt and Complying Development Codes) 2008</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP. The identification of heritage items and HCAs will limit the application of this SEPP.
<b>SEPP (Gosford City Centre) 2018</b>	Not applicable
<b>SEPP (Housing for Seniors or People with a Disability) 2004</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
<b>SEPP (Infrastructure) 2007</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP. The identification of heritage items and HCAs will limit the application of this SEPP.
<b>SEPP (Integration and Appeals) 2016</b>	Not applicable
<b>SEPP (Kosciusko National Park – Alpine Resorts) 2007</b>	Not applicable
<b>SEPP (Kurnell Peninsula) 1989</b>	Not applicable
<b>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
<b>SEPP (Miscellaneous Consent Provisions) 2007</b>	Applicable  Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.

SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Primary Production and Rural Development) 2019	Applicable Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
SEPP (Rural Lands) 2008	Not applicable
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
SEPP (State Significant Precincts) 2005	Applicable Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	Not applicable. The planning proposal does not include land that is part of a potential urban renewal precinct.
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable Consistent. The planning proposal does not contain provisions that are contrary to this SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Sydney Western Parklands) 2009	Not applicable

## **Attachment 12**

### **Local Planning Directions**



## Attachment 12 – Local Planning Directions

Section 117 Directions	Consistency	Comments
<p><b>1.1 Business and Industrial Zones</b></p>	<p>Justifiably inconsistent</p>	<p>This direction is applicable as the planning proposal includes land that is zoned B2 Local Centre. The parts of the direction that are particularly relevant are clauses 4(b) and 4(c).</p> <p>The planning proposal is consistent with clause 4(b) of this direction. It will not result in a loss of business zoned land, and therefore retains the areas and locations of existing business zones.</p> <p>This direction in clause 4(c) requires that a planning proposal must not reduce the total potential floor space area for employment uses and related public services in business zones.</p> <p>The planning proposal is intending to alter the existing height controls by reducing maximum building height in part of the B2 zone from 14 metres to 11 metres and 9 metres.</p> <p>The main area of applicability is the Hurlstone Park Village Centre. This centre is relatively small and characterised by small lots and a fine grain built form. In past 15 years there has been only one application for redevelopment in the centre. Given these circumstances it is not anticipated that there will be any significant loss of potential floor space.</p> <p>Built form modelling has demonstrated that there will be significant detrimental impacts if the current height controls are maintained.</p> <p>The other applicable site is St Stephanos Greek Orthodox Church. The land already contains a substantial church building, hall, and child care centre.</p> <p>It is considered that the degree of inconsistency is of minor significance.</p>
<p><b>2.3 Heritage Conservation</b></p>	<p>Consistent</p>	<p>This direction requires that a planning proposal must contain provisions that facilitate the conservation of items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The planning proposal is consistent with this direction. It seeks to conserve the heritage of Hurlstone Park and is based on detailed heritage assessments of this suburb.</p>

<p><b>3.1 Residential Zones</b></p>	<p>Justifiably inconsistent</p>	<p>This direction is applicable as the planning proposal involves the rezoning of land that is zoned R3 Medium Density Residential and R4 High Density Residential in proposed Heritage Conservation Areas, to R2 Low Density Residential.</p> <p>This is to ensure that development which would be incompatible with the proposed Heritage Conservation Areas is no longer permissible.</p> <p>The change in zoning will reduce the choice of building types and locations available in the housing market and therefore is inconsistent with clause 4(a) of this direction.</p> <p>The impact is expected to be minor, because the likelihood of significant levels of new medium and high density housing occurring in the existing R4 and R3 zones in Hurlstone Park is low. This is due to the relatively small existing lot sizes that make forming development sites difficult, and the quality and established nature of the existing dwelling stock.</p> <p>However the planning proposal will conserve buildings of the Federation and Inter War period that are becoming more sought after and rarer in the Council area. Given the amount of residential development envisaged elsewhere within the Sydenham to Bankstown Urban Renewal Corridor the impact of the planning proposal in this regard will be of minor significance.</p> <p>The planning proposal will also not make more efficient use of existing infrastructure and services as specified in clause 4(b) of this direction. Much of the land proposed to be conserved is within 800 metres of a railway station. However, as previously noted, given the amount of residential development envisaged elsewhere within the Sydenham to Bankstown Urban Renewal Corridor the impact of the planning proposal in this regard will be of minor significance.</p> <p>The issue of good design specified in clause 4(d) will be met through existing LEP controls in clause 5.10 and through the DCP controls to be exhibited with this planning proposal.</p>
<p><b>7.1 Implementation of A Plan for Growing Sydney</b></p>	<p>Justifiably inconsistent</p>	<p>This direction requires that planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014.</p> <p>The relationship of the planning proposal and Sydney Region planning policy is discussed in Section B of this planning proposal.</p>

## **Attachment 13**

### **Evaluation Criteria for the Delegation of Plan Making Functions**

## Attachment 5 – Plan making reporting template when council is authorised to make the local environmental plan

### Reporting Template for LEP Amendments where council is authorised to make the plan

#### Notes:

- Planning proposal number will be provided by the Department following receipt of the planning proposal
- The Department will fill in the details of **Tables 1** and **3**
- PPA is to fill in details for **Table 2**
- If the planning proposal is exhibited more than once, the PPA should add additional rows to **Table 2** to include this information
- The PPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the Department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department with the PPA's request to have the LEP notified

**Table 1 – To be completed by the Department**

Stage	Date / Details
Planning Proposal Number	
Date Sent to Department under s 3.34	
Date considered at LEP Review Panel (if relevant)	
Gateway determination date	

**Table 2 – To be completed by the PPA**

Stage	Date / Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to Department requesting notification		

**Table 3 – To be completed by the Department**

Stage	Date / Details
Notification Date and details	
Additional Relevant Information:	



## **Attachment 14**

### **Delegated plan making reporting template**

**STEP 1: REQUIRED FOR ALL PROPOSALS**  
(under s3.33(2)(a-e) of the EP&A Act)

- |   |   |
|---|---|
| • Objectives and intended outcome                   | • Explanation of provisions   |
| • Mapping (including current and proposed zones)    | • Justification and process for implementation (including compliance assessment against relevant section 9.1 direction/s) |
| • Community consultation (agencies to be consulted) |   |

**STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS**  
(Depending on complexity of planning proposal and nature of issues)

Planning Matters or Issues	to be considered	N/A		to be considered	N/A
<b>Strategic Planning Context</b>			<b>Environmental Considerations</b>		
Consistent with the relevant regional, district or corridor/precinct plans applying to the site, including any draft regional/district or corridor/precinct plans released or public comment; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consistent with a relevant local council strategy that has been endorsed by the Department; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land/site contamination (SEPP55)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seeking to update the current planning controls if they have not been amended in the last 5 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sea level rise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Site Description / Context</b>			<b>Urban design Considerations</b>		
Aerial photographs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing site plan (buildings, vegetation, roads, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site photos / photomontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building mass/block diagram study (changes in building height and FSR)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Traffic and Transport Considerations</b>			Lighting impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local traffic and transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development yield analysis (potential yield of lots, houses, employment generation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TMAP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Economic Considerations</b>		
Public transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Economic impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cycle and pedestrian movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Retail centres hierarchy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmental Considerations</b>			Employment land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire Hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Social and Cultural Considerations</b>		
Acid sulphate Soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heritage impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboriginal archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flora and/or fauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open space management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil stability, erosion, sediment, landslip assessment and subsidence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	European archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social and cultural impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stakeholder engagement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<b>Infrastructure Considerations</b>		
			Infrastructure servicing and potential funding arrangements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			<b>Miscellaneous / Additional Considerations</b>		
			List any additional studies that should be undertaken post Gateway determination	<input type="checkbox"/>	<input checked="" type="checkbox"/>