



PLANNING PROPOSAL

***- 115, 117, 119, 121, 123, 125, 131 and
133 Holt Avenue, Cremorne***

V1 - 30 June 2022

1 INTRODUCTION

North Sydney Council (Council) has prepared a Planning Proposal to amend North Sydney Local Environmental Plan (NSLEP) 2013.

The primary intent of the Planning Proposal is to identify the properties at 115, 117, 119, 121, 123, 125, 131, 133 Holt Avenue, Cremorne as heritage items under NSLEP 2013. In particular, the proposed amendment seeks to include the subject sites as new local heritage items within Schedule 5 – *Environmental Heritage* and have them identified as general heritage items on the Heritage Map to NSLEP 2013.

The need for the Planning Proposal has arisen from the recommendations of a comprehensive heritage assessment of the subject sites prepared following the issuing of an Interim Heritage Order (IHO) over some of the subject properties by Council under delegated authority on 11 March 2022.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Department of Planning and Environment's (DPE) document "*Local Environmental Plan Making Guidelines*" (2021).

2 BACKGROUND

Previous Heritage Studies

There have been three previous major heritage studies undertaken on behalf of North Sydney Council as follows:

- *North Sydney Heritage Study (1981). Latona Masterman Associates.*
- *North Sydney Heritage Study Review (1993). Godden Mackay Logan Pty Ltd.*
- *North Sydney Heritage Review (2007). Architectus in association with John Oltram Heritage and Design.*

125 Holt Avenue was first identified as having heritage significance under the 1993 Godden Mackay Heritage Study Review, however was not identified as a heritage item within Council's LEP until the commencement of NSLEP 2001, which came into effect on 1 June 2001.

As part of the 2007 Heritage Review, 125 Holt Avenue, Cremorne was delisted during the preparation of NSLEP 2013.

Development Applications

On 5 June 2021, a development application (DA 239/21) was lodged with Council seeking the demolition of the existing structures, excavation and construction of a five-storey mixed use development with basement parking and stratum subdivision at 131 and 133 Holt Avenue, Cremorne (also encompassing the neighbouring properties at 135, 137 and 139 Holt Avenue).

On 9 August 2021, a development application (DA 243/21) was lodged with Council seeking the demolition of existing structures and construction of a residential flat building with basement parking at 115, 117 and 119 Holt Avenue, Cremorne.

During the public exhibition period of both development applications, Council received several submissions objecting to the proposed development on heritage grounds.

Council Resolution and IHO Listing

In response to the heritage related submissions made to DA 239/21 and DA 243/21, Council considered a Notice of Motion at its meeting on 24 January 2022, and resolved:

1. *THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.*
2. *THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.*

3. *THAT the review consider whether there are contributory items within any recommended conservation area.*

In accordance with this resolution, Council engaged heritage consultants GML to prepare a preliminary heritage assessment (Preliminary Assessment) to determine if the properties may potentially satisfy the criteria for heritage listing under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

The Preliminary Assessment identified that the sites may be eligible for heritage listing. Furthermore, Council Officers identified that 115,117,119, 131 and 133 Holt Avenue, Cremorne were under threat of harm, which is one of the criteria necessary for an IHO to be enacted. Subsequently, on the 7 March 2022, the General Manager under delegation imposed an IHO on 115,117,119, 131 and 133 Holt Avenue, Cremorne, with the IHO being published in the Government Gazette on 11 March 2022.

The IHO ceases to take effect after 12 months of its publication within the government gazette. Should the IHO be revoked, it does not prevent the progression of a planning proposal to list the property as a heritage item under NSLEP 2013.

Court Proceedings

On 25 March 2022 Council was served with a Class 1 appeal relating to the properties at 115-119 Holt Avenue, Cremorne seeking the revocation of the Interim Heritage Order. On that same date, Council was served with another Class 1 appeal relating to the properties at 131-133 Holt Avenue seeking the revocation of the Interim Heritage Order.

These matters are ongoing and a Court decision has yet to be made at the time this planning proposal was prepared.

Detailed Assessment Report

A final detailed assessment report was produced by GML Heritage on 3 June 2022.

The report included an assessment of significance of the properties in accordance with the standard criteria established in the NSW Heritage Office guidelines. These guidelines provide the framework for heritage assessment and incorporate the five types of cultural heritage values identified in the Burra Charter into a structured framework. The detailed assessment against this framework can be found in tables 7.1, 7.2 and 7.3 on pages 116-127 of the GML report.

The detailed assessment of the properties concluded that the following group, pair and individual items meet the criterion for heritage listing at a local level:

- The Holt Avenue group (115-123 Holt Avenue) meets the threshold for cultural significance for historic, aesthetic, rarity and representative values, as a rare group of Federation Bungalows constructed as part of a speculative housing development in Cremorne.
- 125 Holt Avenue meets the threshold for cultural significance for historic, aesthetic, rarity and representative values, as a rare extant two-storey Federation Bungalow in the Cremorne area.
- 131 and 133 Holt Avenue meet the threshold for cultural significance for historic, aesthetic and rarity values as a pair of Victorian semi-detached dwellings which serve as rare surviving examples of their type.

The final detailed GML report made the recommendation that Council prepare a planning proposal to amend Schedule 5 of the Heritage Maps of the NSLEP 2013 to include the following items of local significance:

1. The 'Holt Avenue Group' comprising property No.s 115, 117, 119, 121 and 123 Holt Avenue, Cremorne.
2. 'Carina', No. 125 Holt Avenue, Cremorne.
3. 'Victorian semi-detached houses', No.s 131 and 133 Holt Avenue, Cremorne.

Based on this recommendation a Planning Proposal has been prepared to identify the properties as heritage items under NSLEP 2013.

3 SITE & LOCALITY

3.1 Site Description

The sites are located along the northern side of Holt Avenue, between Spofforth Street and Military Road in Cremorne. Access to the sites is directly via Holt Avenue. The legal property description is outlined in Table 1.

TABLE 1: Property Description	
Address	Lot and DP
115 Holt Avenue, Cremorne	Lot 1 DP 929395
117 Holt Avenue, Cremorne	Lot 1 DP 980 449
119 Holt Avenue, Cremorne	Lot 1 DP 929074
121 Holt Avenue, Cremorne	Lots 1 and 2 DP 135515
123 Holt Avenue, Cremorne	Lot 1 DP 947542
125 Holt Avenue, Cremorne	SP 11200
131 Holt Avenue, Cremorne	Lot 2 DP 602238
133 Holt Avenue, Cremorne	Lot 1 DP 602238

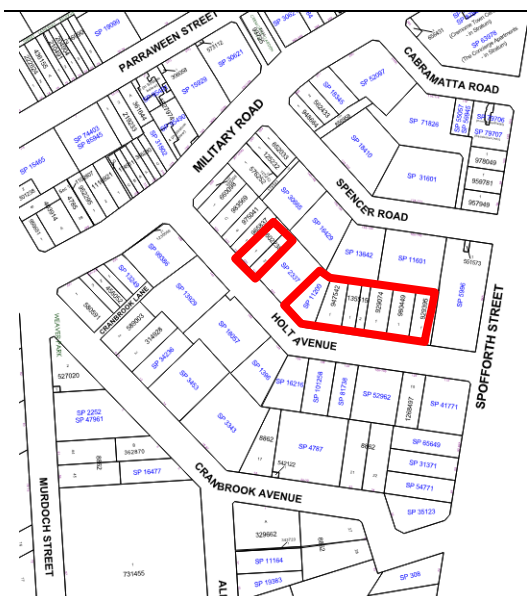


FIGURE 1: Subject site

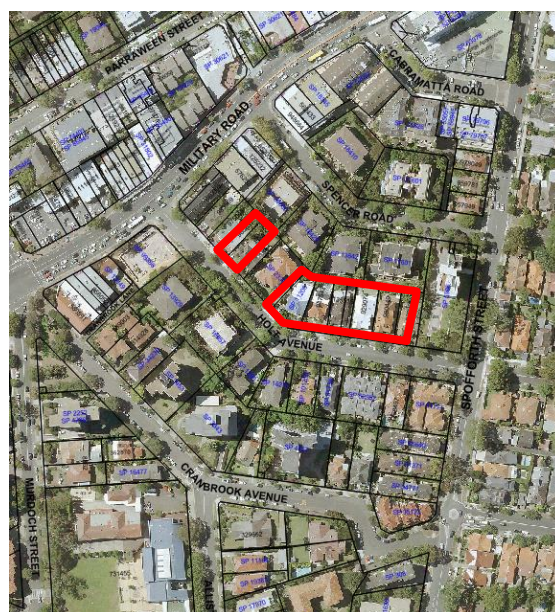
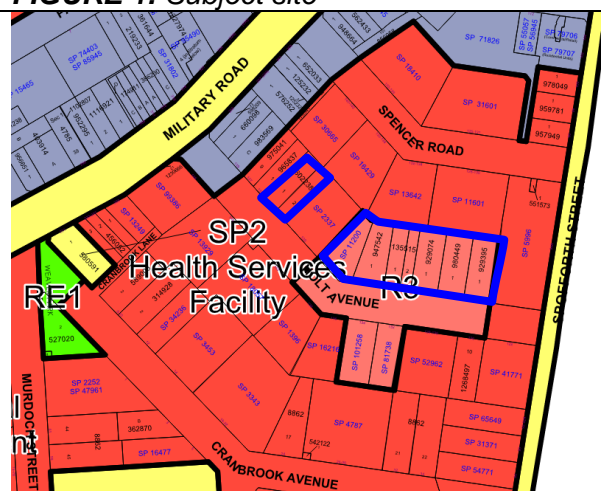


FIGURE 2: Aerial photo of subject site



Zone	
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
E4	Environmental Living
IN2	Light Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
UL	Unzoned Land

FIGURE 3: Extract of Land Zoning Map to NSLEP 2013

The properties at 115-125 Holt Avenue contain a group of detached Federation era Bungalow style houses, set on large allotments with wide frontages to Holt Avenue (Figures 4-9). The properties at 131 and 133 Holt Avenue comprise a pair of modest, single-storey semi-detached Victorian dwellings, with simplified Italianate details (Figures 10 and 11).



FIGURE 4: 115 Holt Avenue



FIGURE 5: 117 Holt Avenue



FIGURE 6: 119 Holt Avenue



FIGURE 7: 121 Holt Avenue



FIGURE 8: 123 Holt Avenue



FIGURE 9: 125 Holt Avenue



FIGURE 10: 131 Holt Avenue



FIGURE 11: 133 Holt Avenue

3.2 Local Context

The properties are within the vicinity of the Holt Estate Heritage Conservation Area (HCA) and Glover and Nathans Estate HCA, both located within the Mosman Local Government Area (LGA). The properties share historic and aesthetic similarities to these existing HCAs.

The properties are located in the southern arm of Cremorne, directly south of the Military Road corridor. The surrounding area includes residential premises including low density housing and mid to high density residential flat buildings. Commercial premises generally characterise the Military Road corridor just north of the precinct.

4 STATUTORY CONTEXT

NSLEP 2013 is the principle planning instrument that applies to the land subject to the Planning Proposal. The relevant sections of NSLEP 2013 are discussed in the following subsections.

4.1 Aims of Plan

Clause 1.2 of NSLEP 2013 outlines the aims of the LEP. In particular, it states:

- (1) *This Plan aims to make local environmental planning provisions for land in North Sydney in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*
- (2) *The particular aims of this Plan are as follows:*
 - (a) *...*
 - (f) *to identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance, ...*

4.2 Heritage conservation

Clause 5.10 of NSLEP contains specific provisions relating to heritage conservation and states:

- (1) *Objectives*

The objectives of this clause are as follows:

 - (a) *to conserve the environmental heritage of North Sydney,*
 - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
 - (c) *to conserve archaeological sites,*
 - (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*
- (2) *Requirement for consent*

Development consent is required for any of the following:

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

- (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*
 - (3) When consent not required*

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

 - (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
 - (b) the development is in a cemetery or burial ground and the proposed development:*
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
 - (d) the development is exempt development.*
 - (4) Effect of proposed development on heritage significance*

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

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

 - (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
 - (6) Heritage conservation management plans*

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

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than

land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and*
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (8) Aboriginal places of heritage significance*
The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:
- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
 - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*
- (9) Demolition of nominated State heritage items*
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:
- (a) notify the Heritage Council about the application, and*
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (10) Conservation incentives*
The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
 - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
 - (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
 - (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
 - (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

A note is also attached to this clause which states:

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

4.3 Schedule 5 – Environmental Heritage

All heritage items are identified within Schedule 5 to NSLEP 2013. The listing comprises, if any:

- Locality (suburb)
- Item name
- Address (street address)
- Property description (legal description)
- Significance
- Item No.

4.4 Heritage Map

Heritage items are identified on the Heritage Map to NSLEP 2013 and comprise the following sheet:

- HER_003 5950_COM_HER_003_010_20200810

5 THE PLANNING PROPOSAL

5.1 PART 1: STATEMENT OF OBJECTIVES

The primary purpose of the Planning Proposal is to identify the properties at 115, 117, 119, 121, 123, 125, 131, 133 Holt Avenue, Cremorne as a local heritage items under NSLEP 2013. This is consistent with the outcomes of the detailed heritage assessment undertaken by GML Heritage (refer to Appendix 2).

5.2 PART 2: EXPLANATIONS OF PROVISIONS

The intent of the Planning Proposal can be achieved by amending NSLEP 2013 as follows:

- Inserting eight (8) new items within Schedule 5 – Environmental Heritage; and
- Including eight (8) new items on the Heritage Map.

The specific amendments sought are identified in the following subsections:

5.2.1 Schedule 5 – Environmental Heritage

The intent of the Planning Proposal is proposed to be achieved by including a new item within Schedule 5 as follows (blue underline represents an insertion):

<i>Locality</i>	<i>Item Name</i>	<i>Address</i>	<i>Property description</i>	<i>Significance</i>	<i>Item No.</i>
<u>Cremorne</u>	<u>House (Holt Avenue Group)</u>	<u>115 Holt Avenue</u>	<u>Lot 1 DP 929395</u>	<u>Local</u>	<u>I1138</u>
<u>Cremorne</u>	<u>House (Holt Avenue Group)</u>	<u>117 Holt Avenue</u>	<u>Lot 1 DP 980 449</u>	<u>Local</u>	<u>I1139</u>
<u>Cremorne</u>	<u>House (Holt Avenue Group)</u>	<u>119 Holt Avenue</u>	<u>Lot 1 DP 929074</u>	<u>Local</u>	<u>I1140</u>
<u>Cremorne</u>	<u>House (Holt Avenue Group)</u>	<u>121 Holt Avenue</u>	<u>Lots 1 and 2 DP 135515</u>	<u>Local</u>	<u>I1141</u>
<u>Cremorne</u>	<u>House (Holt Avenue Group)</u>	<u>123 Holt Avenue</u>	<u>Lot 1 DP 947542</u>	<u>Local</u>	<u>I1142</u>
<u>Cremorne</u>	<u>“Carina”</u>	<u>125 Holt Avenue</u>	<u>SP 11200</u>	<u>Local</u>	<u>I1143</u>
<u>Cremorne</u>	<u>House</u>	<u>131 Holt Avenue</u>	<u>Lot 2 DP 602238</u>	<u>Local</u>	<u>I1144</u>
<u>Cremorne</u>	<u>House</u>	<u>133 Holt Avenue</u>	<u>Lot 1 DP 602238</u>	<u>Local</u>	<u>I1145</u>

5.2.2 Heritage Map

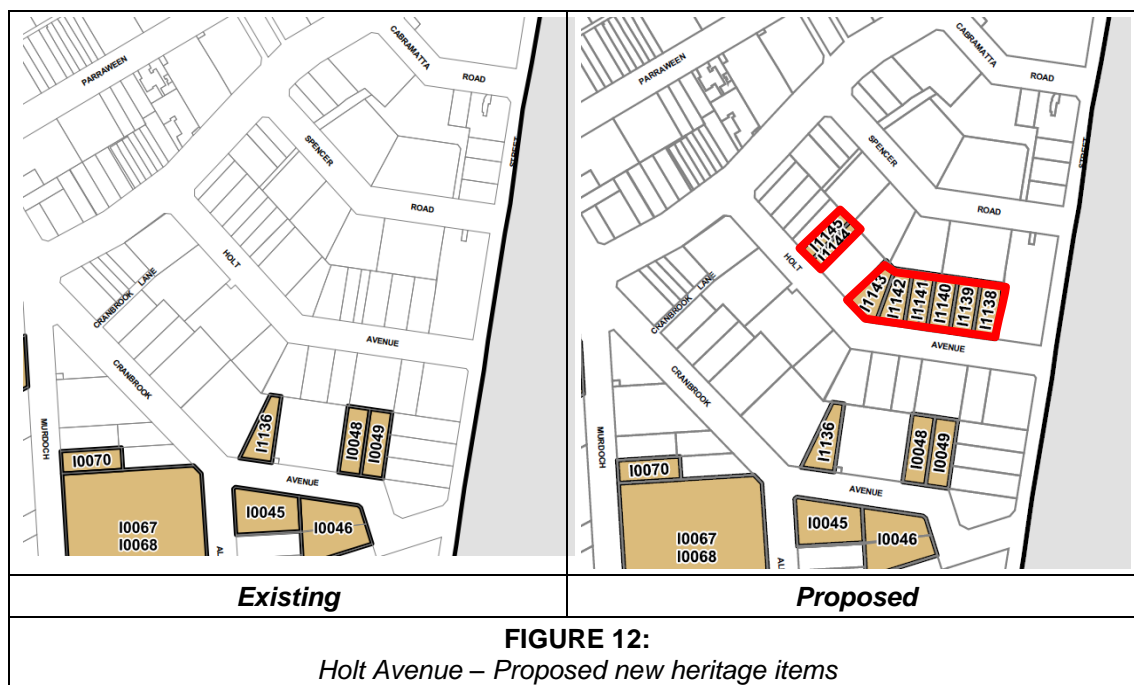
The intent of the Planning Proposal is proposed to be achieved by replacing the following Sheet to the Heritage Map:

- HER_003 5950_COM_HER_003_010_20200810 (refer to Appendix 4)

with:

- HER_003 5950_COM_HER_003_010_20220621
(refer to Appendix 5)

An extract of the existing controls and proposed amendments is illustrated in Figure 12.



5.3 PART 3: JUSTIFICATION

5.3.1 Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes.

The need to amend NSLEP 2013 has arisen from the recommendations of independent heritage assessment (refer to Appendix 2) of the subject site.

The report included an assessment of significance of the properties in accordance with the standard criteria established in the NSW Heritage Office guidelines. These guidelines provide the framework for heritage assessment and incorporate the five types of cultural heritage values identified in the Burra Charter into a structured framework. The detailed assessment against this framework can be found in tables 7.1, 7.2 and 7.3 on pages 128-138 of the GML report.

The detailed assessment of the properties concluded that the following group, pair and individual items meet the criterion for heritage listing at a local level:

- The Holt Avenue group (115-123 Holt Avenue) meets the threshold for cultural significance for historic, aesthetic, rarity and representative values, as a rare group of Federation Bungalows constructed as part of a speculative housing development in Cremorne.

- 125 Holt Avenue meets the threshold for cultural significance for historic, aesthetic, rarity and representative values, as a rare extant two-storey Federation Bungalow in the Cremorne area.
- 131 and 133 Holt Avenue meet the threshold for cultural significance for historic, aesthetic and rarity values as a pair of Victorian semi-detached dwellings which serve as rare surviving examples of their type.

An excerpt from the GML report titled the 'Statement of Significance' is provided below (pages 139-142 of the report):

The 'Holt Avenue Group' - 115-123 Holt Avenue, Cremorne

The Holt Avenue Group has historic, aesthetic, rarity and representative value to the Cremorne area as a rare, intact group of Federation Bungalows developed during a period of speculative housing development in the Cremorne area.

Originating from land that was owned by Daniel and John Cooper from Alfred Thrupp's grant, the properties formed part of the 1885 Longview Estate subdivision, which was advertised as an area soon to be the most fashionable in the locality. The properties maintain the subdivision pattern of the 1885 Longview Estate.

Constructed between 1907 and 1909, the dwellings present as a cohesive group of characteristic Federation Bungalow dwellings. Single-storey in scale, the properties demonstrate characteristic elements of the typology such as projecting gable bays with overhanging eaves, roughcast rendered chimneys, timber shingles (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah. The group maintains its original scale, siting and setbacks, and displays a generally consistent building line. Although the properties have been modified, additions have been generally contained to the rear of the dwellings, concealed from the public domain. Works to the primary elevation are sympathetic to the character and materiality and do not detract from, nor obscure, the legibility of the design.

Although modified, the dwellings are good examples of their type, and provide an understanding of modest middle-class dwellings which were developed in proximity to transport routes. They provide a counterpoint to the more ornate and substantial Federation housing stock created for more affluent dwellings towards the foreshore and communicate the varied social makeup of the suburb in the early twentieth century. The properties retain much of their original setting, maintaining pleasant front gardens, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.

Significantly, the properties are also representative of the phenomenon of speculative building developments in Cremorne. Nos 115–121 were developed by Thomas Ross, with 123 constructed by Richard Henry Pearce. Archival documentation shows that these builders, along with the architect Edward Skelton Garton whose designs they often employed, owned several leases of land throughout the former Longview Estate which they developed for sale. These developments established the residential character and scale in the area, and the Holt Avenue Group

demonstrates the shared architectural character, and consistent form and siting, typical of such a group.

Later development and re-development has led to the loss of similar properties throughout the Cremorne area, and the Holt Avenue Group now provides a rare instance of what was once a widespread development. As such, while the properties have undergone some modification, they can be readily understood as a group, and provide a rare understanding of the early character of the northern area of Cremorne. They are particularly representative of a phase of development which at one time defined the character of the area, before the transition to the more intense residential development of the interwar period.

Although there are some extant groupings of Federation properties throughout the Cremorne and Cremorne Point areas, these groups are generally representative of grander housing designed for affluent residents, and were often constructed sporadically, rather than as part of an intentional group development. The Holt Avenue Group thus has a high degree of representative significance, providing evidence of middle-class housing and lifestyles in Cremorne in the twentieth century.

‘Carina’ - 125 Holt Avenue, Cremorne

The dwelling at No. 125 has historic, aesthetic, rarity and representative value to the Cremorne area as a well-maintained, remnant example of a two-storey Federation Bungalow.

The property originates from the 1885 Longview Estate subdivision which created the street layout and lot forms of Holt Avenue. Although the property was not completed until November 1914, it retains its original lot. Much of the surrounding area within the Longview Estate was developed as part of a series of speculative building developments, with the south-eastern portion of Holt Avenue developed by builders Thomas Ross and Richard Henry Pearce, largely to designs by Edward Skelton Garton. Although built by Pearce, likely to Garton’s design, No. 125 is a rare instance of a two-storey dwelling constructed in the midst of these single-storey workers’ dwellings, and would have been one of the grander residences in the streetscape. Although later development has eroded much of the surrounding Federation developments, No. 125 is largely externally intact, retaining much of its original form and fabric. Significantly, the property retains its setback and a manicured garden, and being located at a bend in the road on the downwards slope of the street, and surrounded by hedges, it retains much of its historic setting, providing an understanding of its late Federation character and presentation.

Aesthetically, the property demonstrates typical elements of the Federation Bungalow style including a projecting gable bay, wide wraparound verandah and decorative roughcast render and timber detailing. Although the property is modest and restrained compared to the homes of affluent residents towards the south of the suburb, it has rarity as a grander example of middle-class housing. It is particularly well maintained at its street-facing elevation, and compared to similarly restrained two-storey Federation dwellings it demonstrates a good degree of decorative detailing.

Historically, it is representative of a period of transition in Cremorne. While the building's ornamentation is typically Federation, its restrained rectangular form is an early example of the two-storey flat buildings that in the area following the Federation period. Having been converted to flats in the interwar period, the property is demonstrative of the built form response to the influx of workers in this period, and the concurrent intensification of residential development. As a rare example of this type, the property has a high degree of representative value in the Cremorne area.

'Victorian semi-detached houses' - 131 & 133 Holt Avenue, Cremorne

The dwellings at 131 and 133 Holt Avenue originate from the Longview Estate (1885), which created the street layout and lot forms of Holt Avenue. Constructed in 1890 as a single dwelling, 131 and 133 were among the earliest development in the estate.

Nos 131 and 133 are modest late Victorian semi-detached dwellings and provide evidence of the historical residential development of North Sydney generally, and Cremorne specifically. The dwelling was one of the earliest houses built in the Longview Estate and Cremorne area which survive to the present day.

The properties at 131 and 133 are late Victorian dwellings with Italianate style influences. They exhibit features typical of the period such as an asymmetric form with projecting gable and front verandah, cross-gabled, with a lower roof over the front verandah and rendered external brick walls and Italianate details including plaster arches, decorative sill and quoining to the corners. Originally constructed as a single dwelling, it was converted into semi-detached dwellings in 1991.

As a pair, the two dwellings generate architectural interest due to the unique presentation of a semi-detached typology which are not mirrored around a central axis. Despite not being of a mirror form, the two dwellings are visually cohesive and complementary and demonstrate aesthetic interest.

While the dwellings underwent substantial alterations in 1911, given that these features are authentic to the Federation period and architectural style, they add an interesting historic and architectural overlay to the houses rather than detracting from their aesthetic value.

Nos 131 and 133 Holt Avenue, dating from the late Victorian period, are among the earliest surviving dwellings of the Longview Estate and the Cremorne area overall. Given the loss of the historic character of Cremorne and Holt Avenue in the immediate vicinity, the dwellings provide an understanding of the historic setting of Cremorne. Further, the unique unmirrored form and the Federation overlay makes the pair an unusual example of its type, thus furthering its rarity value.

Based on the information available for the purpose of this assessment, the pair of dwellings at Nos 131 and 133 Holt Avenue meets the threshold for local heritage listing as an individual place based on its historical, aesthetic and rarity attributes.

On this basis the heritage assessment recommended that the subject sites be included as items of local heritage significance under Schedule 5 – Environmental Heritage of NSLEP 2013.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes.

Listing the properties as heritage items is the preferred way of achieving Council's stated objectives for this Planning Proposal.

Two other options have been considered below:

1. Create a schedule of prohibited uses to redevelopment potential of the sites in order to protect the buildings on site.
2. Do nothing and rely on existing controls

Option 1 – Create a schedule of prohibited uses to limit the redevelopment potential of the sites in order to protect the buildings on site.

Including a schedule of prohibited uses consisting of all types of residential development would restrict the development potential of the subject sites, likely resulting in their protection which would achieve the aims of the planning proposal. However, this option is not considered to be appropriate as it would result in the overcomplication of planning legislation and would not address the heritage value of the sites.

Option 2 – Do nothing and rely on existing controls.

The second option considered would be to do nothing and rely on existing planning controls. This option would mean relying on the development assessment process to ensure the sites are protected from harm. Under existing controls, it would be difficult to justify the refusal of an application for demolition. Furthermore, a Complying Development Certificate (CDC) could, in the absence of any IHO or listing, legally be lodged at any time to demolish the buildings without Council's input.

As such, it is considered that this would not adequately protect the properties and was not considered to be a viable option in achieving the proposed aims of this proposal

Current Position

In consideration of the options discussed above, the chosen option of listing the sites as heritage items is being progressed.

5.3.2 Section B – Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan - A Metropolis of Three Cities

Released by the Greater Sydney Commission (GSC) in March 2018, *A Metropolis of Three Cities* (Metropolitan Plan) sets the planning framework for the growth of the Sydney metropolitan area over the next 40 years. The Metropolitan Plan sets targets of an additional 725,000 homes and 817,000 jobs in Greater Sydney by 2036.

There is one objective identified in the Metropolitan Plan which is relevant to the Planning Proposal:

- **Objective 13:** Environmental heritage is identified, conserved and enhanced

The Planning Proposal is not inconsistent with the above Direction or Objectives of the Regional Plan. The Planning Proposal has been prepared in consistency with the strategic directions, objectives and strategies of the Regional Plan, as it will:

- Protect and preserve the built form heritage of the Cremorne area for its social, aesthetic, economic, historic and environmental values.
- Retain items that contribute to the place and character of the Cremorne area.

The Planning Proposal is considered to be consistent with the directions and objectives identified in the Plan.

North District Plan

Also in March 2018, the GSC released *North District Plan*. The North Sydney LGA is located in the North District along with other LGAs including Lane Cove, Ryde, Willoughby, Hunters Hill, Mosman, Ku-ring-gai, Hornsby and Northern Beaches.

There is one Planning Priority identified in the *North District Plan* which is relevant to the Planning Proposal:

- **Planning Priority N6:** Creating and renewing great places and local centres, and respecting the District's heritage

The proposal to list the subject site as a heritage item is consistent with the Planning Priority in the North District Plan and accompanying objective in the Metropolitan Plan.

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes.

North Sydney Local Strategic Planning Statement

On 25 November 2019, Council resolved to adopt an LSPS for the LGA. The LSPS expresses the desired future direction for housing, employment, transport, recreation, environment and infrastructure for the LGA as a whole and reflects the outcomes sought by the Metropolitan Plan and NDP. The Greater Sydney Commission gave its assurance to the LSPS on 20 March 2020. The relevant *Local Planning Priorities* of the LSPS are identified as follows:

Local Planning Priority L3

Create great places that recognise and preserve North Sydney's distinct local character and heritage.

Local Planning Priority P3

Enhance the commercial amenity and viability of North Sydney's local centres.

The proposed heritage listing is generally consistent with standards set out by NSW Heritage. The proposal identifies and preserves the environmental heritage in the Cremorne area and will allow Cremorne to retain its character and heritage. Furthermore, the proposal will not unduly restrict the commercial viability of the Military Road corridor, given it lies to the south of the area and does not currently support commercial activity.

As such, the proposal is considered to be generally consistent with the priorities and actions of the North Sydney LSPS.

North Sydney Local Housing Strategy

The North Sydney Local Housing Strategy (LHS) establishes Council's vision for housing in the North Sydney LGA and provides a link between Council's vision and the housing objectives and targets set out in the GSC's *North District Plan*. It details how and where housing will be provided in the North Sydney LGA over the next 20 years, having consideration of demographic trends, local housing demand and supply, and local land-use opportunities and constraints.

Following public exhibition, on 25 November 2019, Council resolved to adopt the draft North Sydney LHS with an action to forward to the DPIE for their approval. The strategy was approved by DPIE in March of 2021.

The North Sydney LHS identifies the potential for an additional 11,870 dwellings by 2036 under the provisions of NSLEP 2013. Much of these dwelling targets are met by recent strategic studies undertaken by the state government in St Leonards / Crows Nest under the 2036 Plan and by Council under the Civic Precinct Study.

The proposal is specific to eight properties in Cremorne and it is not considered to be consequential for the provision of housing within the North Sydney LGA, nor will the proposal unduly restrict development in surrounding areas. As such, the proposal is generally considered to be consistent with the LHS.

Community Strategic Plan 2018-2028

The North Sydney Community Strategic Plan 2018–2028 (CSP) outlines the community-wide priorities and aspirations for the LGA, and provides long-term goals, objectives and actions to achieve these visions. The CSP is Council's most important strategic document and is used to guide and inform Council's decision making and planning for the next ten years.

The relevant Directions, Outcomes and Strategies of the Plan are identified as follows:

Direction: 3 Future Planning
Outcome: 3.4 North Sydney is distinctive with a sense of place and quality design
Strategies: 3.4.6 Protect and promote North Sydney's built heritage including significant architecture, objects, places and landscapes

The Planning Proposal will allow the relevant Directions, Outcomes and Strategies to be pursued in a robust and strategic manner.

North Sydney Council Delivery Program 2018/19-2021/22

The North Sydney Council Delivery Program 2018/19-2021/22 (Delivery Program) was prepared in accordance with NSW State Government's Integrated Planning and Reporting Framework requirements. The Delivery Program outlines Council's priorities and service delivery programs over four years that will contribute to the long-term strategies and desired outcomes of the Plan.

The Planning Proposal directly supports the vision of the Delivery Program as the five Directions mirror those of the CSP.

5. Is the planning proposal consistent with applicable state environmental planning policies?

The Planning Proposal is consistent with those State Environmental Planning Policies (SEPPs) which are relevant to the North Sydney Local Government Area, as demonstrated in TABLE 1.

TABLE 1: Consistency with SEPPs		
Direction	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021		
2 – Vegetation in Non-Rural Areas	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 – Koala Habitat Protection 2020	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
4 – Koala Habitat Protection 2021	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
5 – Murray River Lands	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.

TABLE 1: Consistency with SEPPs		
Direction	Consist-ency	Comment
6 - Bushland in urban areas	YES	The Planning Proposal does not seek to further reduce the extent of land zoned in the E2 Environmental Conservation zone nor will it affect the attainment of this aspect of the SEPP's aims and objectives.
7- Canal Estate Development	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
8 – Sydney Water Drinking Catchment	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
9 – Hawkesbury Nepean River	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
10 - Sydney Harbour Catchment	YES	The Planning Proposal is consistent with the SEPP as it will not impede the attainment of the aims and objectives of this SEPP
11 – Georges River Catchment	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
12 - Willandra Lakes	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	The Planning Proposal does not relate to building sustainability.
SEPP (Exempt and Complying Development Codes) 2008	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Housing) 2021		
2 - Affordable Rental Housing	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 – Diverse housing	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Industry and Employment) 2021		
2 – Western Sydney employment area	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
3 - Advertising and signage	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Planning Systems) 2021		
2 - State and Regional Development	N/A	This aspect of the SEPP does not apply as the Planning Proposal does not relate to state or regional development nor the operation of joint regional planning panels.
3 – Aboriginal Land	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
4 - Concurrences and Consents	YES	The Planning Proposal is consistent with this aspect of the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.
SEPP (Precincts-Eastern Harbour City) 2021		

TABLE 1: Consistency with SEPPs		
Direction	Consist -ency	Comment
2 – State Significant Precincts	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3- Darling Harbour	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
4 – City West	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
5 – Walsh Bay	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
6 – Cooks Cove	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
7 – Moore Park Showground	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Primary Production) 2021		
2 – Primary Production and Rural Development	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
3 – Central Coast Plateau	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Resilience and Hazards) 2021		
2 - Coastal Management	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 - Hazardous and offensive development	N/A	This SEPP does not apply as the Planning Proposal does not relate to land upon which hazardous and offensive development is permitted.
4 - Remediation of land	YES	The Planning Proposal does not seek to amend the permissibility of land use within any zone nor introduce a site-specific use which may be sensitive to contamination issues (e.g. rezoning land zoned for commercial or industrial purposes to residential or recreational uses).
SEPP (Resources and Energy) 2021		
2 - Mining, Petroleum Production and Extractive Industries	YES	The Planning Proposal is consistent with this aspect of the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.
3 – Extractive Industries	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Transport and Infrastructure) 2021		
2- Infrastructure	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 - Educational Establishments and Child Care Facilities	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
4 – Major Infrastructure Corridors	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
5 – Three Ports	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.

TABLE 1: Consistency with SEPPs		
Direction	Consistency	Comment
SEPP No. 65 - Design Quality of Residential Apartment Development	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is consistent with the relevant Directions issued under Section 9.1 of the EP&A Act by the Minister to councils, as demonstrated in TABLE 2.

TABLE 2: Consistency with s.9.1 Directions		
Direction	Consistency	Comment
1. Planning Systems		
1.1 Implementation of Regional Plans	YES	Refer to question 3 to Section 5.3.2 of this report.
1.2 Development of Aboriginal Land Council land	N/A	This Direction does not apply as the Planning Proposal does not relate to any land identified under State Environmental Planning Policy (Aboriginal Land) 2019.
1.3 Approval & Referral Requirements	YES	The Planning Proposal does not seek to introduce new concurrence, consultation or referral requirements, nor identify development types for the purpose of designated development.
1.4 Site Specific Provisions	N/A	This Direction does not apply as the Planning Proposal does not relate to any site specific land use controls, nor introduce new development standards not already contained in the LEP.
1.5 Parramatta Road Corridor Transformation Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any land comprising the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.

TABLE 2: Consistency with s.9.1 Directions		
Direction	Consistency	Comment
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to the identified area.
1.14 Implementation of Greater Macarthur 2040	N/A	This Direction does not apply as the Planning Proposal does not relate to the identified area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to the identified area.
1.16 North West Rail Link Corridor Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
2 Design and Place		
3 Biodiversity and Conservation		
3.1 Conservation Zones	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified area.
3.2 Heritage Conservation	YES	The Planning Proposal does not alter the existing heritage conservation provisions within NSLEP 2013 which already satisfy the requirements of the Direction. In addition, the Planning Proposal seeks to undertake minor amendments to the Heritage Map and Schedule 5 to NSLEP 2013 to include additional items of local heritage significance resulting from the recommendations of a detailed heritage assessment of the subject site (refer to Appendix 2).
3.3 Sydney Drinking Water Catchment	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
3.5 Recreation Vehicle Areas	N/A	The Planning Proposal does not enable land to be developed for the purposes of a recreational vehicle area.
4 Resilience and Hazards		
4.1 Flooding	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being flood prone land.
4.2 Coastal Management	N/A	The Planning Proposal does not affect land that covered by the Coastal Management SEPP.
4.3 Planning for Bushfire Protection	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being bushfire affected land.

TABLE 2: Consistency with s.9.1 Directions		
Direction	Consistency	Comment
4.4 Remediation of Contaminated Land	YES	The proposal does not seek to alter the zoning of any land, thereby increasing the potential risk to exposure to contamination.
4.5 Acid Sulfate Soils	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by Acid Sulfate Soils.
4.6 Mine Subsidence & Unstable Land	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by mine subsidence nor has it been identified as being unstable land.
5 Transport and Infrastructure		
5.1 Integrating Land Use & Transport	YES	The Planning Proposal does not seek to minimise development potential in close proximity to mass public transport.
5.2 Reserving Land for Public Purposes	N/A	This Direction does not apply as the Planning Proposal does not relate to land reserved for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	YES	Despite not being located in close proximity to Sydney Airport, almost the entire LGA is affected by an Obstacle Limitation Surface (OLS) of 156m AHD. The Planning Proposal does not seek to increase the maximum height permitted on any land within the LGA.
5.4 Shooting Ranges	N/A	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a shooting range.
6 Housing		
6.1 Residential Zones	YES	Clause (4)(a) states that a planning proposal must include provisions that encourage the provision of housing that will broaden the choice of building types and locations available in the housing market. The Planning Proposal is therefore consistent with the requirements of the Direction as it will not reduce the ability to undertake residential development on those parcels of land where residential development is currently permitted.
6.2 Caravan Parks & Manufactured Home Estates	N/A	This Direction does not apply as the Planning Proposal does not seek to permit caravan parks or manufactured home estates under NSLEP 2013.
7 Industry and Employment		
7.1 Business & Industrial Zones	N/A	This Direction does not apply as the Planning Proposal does not relate to any land zoned business or industrial.
7.2 Reduction in non-hosted short term rental accommodation period	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
7.3 Commercial and retail development along the Pacific Highway, North Coast	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
8 Resources and Energy		

TABLE 2: Consistency with s.9.1 Directions		
Direction	Consistency	Comment
8.1 Mining, Petroleum Production & Extractive Industries	YES	The Planning Proposal does not seek to alter the permissibility of these types of land uses.
9 Primary Production		
9.1 Rural Zones	N/A	This Direction does not apply as there are no existing rural zones under NSLEP 2013 nor proposed under the Planning Proposal.
9.2 Rural Lands	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
9.3 Oyster Aquaculture	N/A	This Direction does not apply as the Planning Proposal is not located in a water catchment area that directly drains to a water body containing a Priority Oyster Aquaculture Area or a current oyster aquaculture lease in the national parks estate.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast.	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.

5.3.3 Section C – Environmental, social and economic impact.

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No.

The Planning Proposal seeks to identify eight (8) new items of heritage significance and will not result in an adverse impact on any critical habitat or threatened species, populations or ecological communities, or their habitats.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No.

The Planning Proposal merely seeks to identify eight (8) new items of heritage significance and is unlikely to result in any adverse environmental impacts.

9. *How has the planning proposal adequately addressed any social and economic effects?*

It was noted that during the assessment of both DA 239/21 and DA 243/21, a large number of residents raised strong objections to the demolition of the dwellings at No.115, 117, 119, 131 and 133 Hayes Street based on heritage grounds.

Following the implementation of an IHO over the property, GML Heritage undertook a detailed heritage assessment (refer to Appendix 2) of the subject site. The purpose of the assessment was to determine whether the subject

sites and any buildings or structures thereon had sufficient significance to warrant listing as a heritage item under NSLEP 2013.

Accordingly, the intent of the Planning Proposal would satisfy the concerns of the local community.

The public exhibition of the Planning Proposal will provide additional opportunity for the owners of the property and the wider community to provide feedback and help determine whether heritage listing of the subject sites is considered appropriate or not.

5.3.4 Section D – State and Commonwealth interests

10. *Is there adequate public infrastructure for the planning proposal?*

The Planning Proposal seeks to identify new items of heritage significance and is likely to have negligible impact upon the demand for public infrastructure.

If required, consultation with relevant public infrastructure agencies during the public exhibition of the planning proposal will ensure any concerns are addressed prior to progressing any heritage listing.

11. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

The Planning Proposal has not yet been considered by State or Commonwealth public authorities and would be typically gained through the Gateway Determination process.

In light of the proposed changes to NSLEP 2013, Council considers that, the Heritage Council of NSW be consulted with during the public exhibition process:

5.4 PART 4: MAPPING

The Planning Proposal requires amendment of the Heritage Map to NSLEP 2013. In particular, the Planning Proposal would require the replacement of the following Sheet to the Heritage Map:

- HER_003 5950_COM_HER_003_010_20200810
(refer to Appendix 4)

With the following sheet:

- HER_003 5950_COM_HER_003_010_20220621
(refer to Appendix 5)

The intent of the Planning Proposal is proposed to be achieved by replacing the following Sheet to the Heritage Map:

5.5 PART 5: COMMUNITY CONSULTATION

Consultation will be undertaken in accordance with the requirements made by the Gateway Determination and Council's internal stakeholder engagement guidelines.

In light of the proposed changes to NSLEP 2013, Council considers that the following stakeholders be consulted with during the public exhibition process:

- Heritage Council of NSW
- North Shore Historical Society
- National Trust

5.6 PART 6: PROJECT TIMELINE

TABLE 3 provides a project timeline having regard to identified milestones and estimating approximately 6 months from submitting the proposal to the DPE to the amending LEP being made.

TABLE 35 – Project Timeline							
Milestone	Jul 2022	Aug 2022	Sept 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023
1. Local Planning Panel considers Planning Proposal							
2. Council determines whether to progress to Gateway Determination							
3. Request for Gateway Determination sent to DPE							
4. DPE considers request							
5. Gateway Determination issued to Council							
6. Amendment of Planning Proposal to align with Gateway Determination							
7. Public exhibition undertaken							
8. Council considers submissions							
9. Council considers post exhibition report							
10. Submission to DPE requesting making of LEP							
11. Drafting of LEP and making							

APPENDIX 1

Notice of Motion and Council Resolution – 24 January 2022

**DECISION OF 3755th COUNCIL MEETING
HELD ON MONDAY 24 JANUARY 2022**

9.3. Notice of Motion No 3/22 by Councillor Councillors Baker, Beregi, Bourke, Lamb, Santer and Welch: Holt Avenue (East) – Interim Heritage Order and review of heritage conservation area

1. **THAT** Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. **THAT** Council prepare an urgent report to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. **THAT** the review consider whether there are contributory items within any recommended conservation area.

The Motion was moved by Councillor Beregi and seconded by Councillor Spenceley.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 10 / 0

For: Councillor Baker, Councillor Beregi, Councillor Bourke, Councillor Drummond, Councillor Gibson, Councillor Lamb, Councillor Santer, Councillor Spenceley, Councillor Mutton and Councillor Welch

Against: Nil

Absent: Nil

17. RESOLVED:

1. **THAT** Council obtain urgent advice, including review of existing studies, in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
 2. **THAT** Council prepare an urgent report, including review of existing studies, to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
-

3. **THAT** the review consider whether there are contributory items within any recommended conservation area.

9.3. Notice of Motion No 3/22 by Councillor Councillors Baker, Beregi, Bourke, Lamb, Santer and Welch: Holt Avenue (East) – Interim Heritage Order and review of heritage conservation area

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2. **THAT** Council prepare an urgent report to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117,119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council’s Holt Estate Conservation Area.
3. **THAT** the review consider whether there are contributory items within any recommended conservation area.

6 BACKGROUND

In recent years, as development pressure is felt in Neutral Bay and Cremorne, Council has responded by seeking Interim Heritage Orders in respect of properties that have been otherwise overlooked by Council’s heritage controls. For example, 3 Anderson Street, Neutral Bay, 24 Cranbrook Avenue, Cremorne and 8 Hayes Street, Neutral Bay.

Holt Avenue, Cremorne has been the subject of a number of new multi-unit developments and remains under significant development pressure. Holt Avenue straddles the North Sydney and Mosman Council local government areas. Under Mosman Council controls Holt Avenue is part of a Heritage Conservation Area. The area is cited as “a complete early subdivision containing a great many buildings from its original residential development” (Ref 1996, Godden Mackay Heritage Consultants).

However, there is an existing group of dwellings at 115, 117,119, 121, 123, 125 and 131, 133 Holt Avenue, which are not listed as items of local heritage significance nor part of an Heritage Conservation Area under the North Sydney LEP 2013 or DCP.

These dwellings are located on land which was originally part of the Neutral Bay Thrupp Estate. This land was later sold to Daniel Cooper who bequeathed his property assets to his nephew John Cooper who in turn began releasing allotments with 99 year leases in the late 1800s. The initial lessees of the land on Holt Avenue (East) included the Estate of W.H. Palings (music emporium entrepreneur). On 21 November 1885 land on Holt Avenue (known then as Shadler Street), was first advertised for sale as part of the Longview Estate.

The dwellings now standing at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue all stand on land that can be traced back to ownership by John Cooper and are the original dwellings constructed on land purchased from the Longview Estate land release of 1885.

Holt Avenue (East) is significant as the only intact remaining section of the “Longview Estate”. It demonstrates a consistent early 20th century residential area with medium sized dwellings of mixed styles including Federation Queen Anne and Italianate.

There is significant community concern and interest that without Council acting to protect these dwellings they will be lost. **Director City Strategy Comment**

With respect to issuing IHOs, they can be issued by Council subject to meeting a number of criteria, particularly, Council would need to demonstrate a “threat of harm” to the property. The NSW Heritage Office’s Local Government Heritage Guidelines indicate that a threat of harm can constitute:

- Council’s own observation of the item (i.e. actual works to the item),
- Notification under other legislation;
- Pre-development application consultation; • Lodgement of a development application; or
- Community lobbying.


There is no guidance as to how much community lobbying would be required to trigger a “threat of harm”. It is unclear at this point, without further research, how many identified properties have had developer interest. If Council were to be currently assessing a DA or part of pre-DA discussions, in relation to any of the listed properties, then Council only has an ability to apply an IHO on those specific properties and not as a group. The prospects of obtaining a defensible IHO in this instance would seem small.

Undertaking urgent heritage conservation area investigations would appropriately be outsourced to consultancies through Councils procurement processes as internal resourcing is not available. The planning policy review budget has been allocated and or spent in full for 2020/2021. As such a funding allocation is required to commission the HCA review work would be in the order of \$35,000. Alternatively, preliminary work could be completed in the June quarter and the necessary heritage

study undertaken as a priority in the second half of the calendar year subject to funding in the 2022/23 budget.

APPENDIX 2

Detailed Heritage Assessment Report prepared by GML Heritage



115_125, 131_133 Holt Avenue, Cremorne

Heritage Assessment

Report prepared for North Sydney Council

Acknowledgement of Country

We respect and acknowledge the First Nations of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
22-0023	1	Draft Report	09 May 2022
22-0023	2	Final Report	03 June 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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123 Holt Avenue, Cremorne. (Source: © GML Heritage)

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Executive summary

North Sydney Council (Council) has engaged GML Heritage Pty Ltd (GML) to provide a heritage assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne (the properties) in response an Interim Heritage Order (IHO). This assessment was commissioned in response to a resolution of Council.

At its meeting on 24 January 2022, Council resolved:

1. THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117,119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117,119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. THAT the review consider whether there are contributory items within any recommended conservation area.

This resolution was in response to concerns about development applications that involve a number of the subject properties. These proposals involve the demolition of the existing buildings on the sites, and as such represent a threat of harm.

The existing properties are not currently listed as heritage items. However, they are in the vicinity of two existing heritage conservation areas (HCAs) located within the neighbouring Mosman local government area (Holt Avenue HCA and Glover and Nathans Estate HCA).

In March 2022, GML prepared a Preliminary Heritage Assessment report to determine whether dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, are eligible to be the subject of an Interim Heritage Order (IHO).

The recommendations of the Preliminary Heritage Assessment report were that:

1. An Interim Heritage Order be placed on Nos 115, 117, 119, 131, and 133 Holt Avenue, Cremorne, in order to protect the buildings from demolition whilst a detailed assessment of their heritage significance is undertaken to determine if the properties qualify for heritage listing within Schedule 5 of NSLEP 2013;

2. Council undertake further detailed assessment of the shared heritage values of the houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue to determine their potential for group heritage listing. The potential groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross, the same builder and property owner
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area.
3. The assessment of the current development applications should have consideration for these recommendations.

In response to the Preliminary Heritage Assessment, Council applied for an Interim Heritage Order No. 1/2022 (IHO) on properties 115, 117, 119, 131 and 133 Holt Avenue. Under the terms of the IHO, Council has six months to prepare a detailed assessment of the properties' significance to determine if they reach the threshold for listing as heritage items. The IHO was placed on 7 March 2022.

This report comprises a detailed assessment of the heritage significance of properties at 115, 117, 119, 131 and 133 Holt Avenue, in order to satisfy the terms of the IHO and provide detailed assessment of 121 and 125 Holt Avenue, which were also considered to be of potential significance, but not the subject of the IHO.

The detailed assessment of the properties has concluded that the following group, pair and individual items meet the criterion for heritage listing at a local level:

- The Holt Avenue group (115–123 Holt Avenue) meets the threshold for cultural significance for historic, aesthetic, rarity and representative values, as a rare group of Federation Bungalows constructed as part of a speculative housing development in Cremorne.
- 125 Holt Avenue meets the threshold for cultural significance for historic, aesthetic, rarity and representative values, as a rare extant two-storey Federation Bungalow in the Cremorne area.

- 131 and 133 Holt Avenue meet the threshold for cultural significance for historic, aesthetic and rarity values as a pair of Victorian semi-detached dwellings which serve as rare surviving examples of their type.

Accordingly, it is recommended that Council prepare a Planning Proposal to amend Schedule 5 and the Heritage Maps of the *North Sydney Local Environmental Plan 2013* to include the following items of local significance:

1. The 'Holt Avenue Group', comprising property No.s 115,117,119, 121 and 123 Holt Avenue, Cremorne
2. 'Carina', No. 125 Holt Avenue, Cremorne
3. 'Victorian semi-detached houses', No.s 131 and 133 Holt Avenue, Cremorne.

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Appendix A—NSW Heritage Office Heritage Assessment Guidelines

Appendix B—Holt Avenue Properties, Interim Heritage Order

Appendix C—Holt Avenue, Preliminary Heritage Assessment, March 2022

7 1 Introduction

7.1 1.1 Background

North Sydney Council (Council) has commissioned GML Heritage Pty Ltd (GML) to provide a heritage assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne (the properties). In response to DA 239/21 at 131, 133, 135, 137 and 139 Holt Avenue, Cremorne, and DA 243/21 at 115, 117 and 119 Holt Avenue, Cremorne, Council considered a Notice of Motion at its meeting on 24 January 2022, Council resolved:

1. THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. THAT the review consider whether there are contributory items within any recommended conservation area.

In March 2022, GML prepared a Preliminary Heritage Assessment report to determine whether dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne are eligible to be the subject of an Interim Heritage Order (IHO).

The recommendations of the Preliminary Heritage Assessment report were that:

1. An Interim Heritage Order be placed on Nos 115, 117, 119, 131, and 133 Holt Avenue Cremorne in order to protect the buildings from demolition whilst a detailed assessment of their heritage significance is undertaken to determine if the properties qualify for heritage listing within Schedule 5 of NSLEP 2013;
2. Council undertake further detailed assessment of the shared heritage values of the houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue to determine their potential for group heritage listing. The potential groupings are:
 - f. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - g. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings

- h. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - i. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - j. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area; and
3. The assessment of the current development applications should have consideration for these recommendations.

In response to the Preliminary Heritage Assessment, Council applied for an Interim Heritage Order No. 1/2022 (IHO) on properties 115, 117, 119, 131 and 133 Holt Avenue. Under the terms of the IHO, Council has six months to prepare a detailed assessment of the properties' significance to determine if they reach the threshold for listing as heritage items. The IHO was placed on 7 March 2022.

The Gazette Notice – Interim Heritage Order No. 1/2022, dated 7 March 2022 and GML Preliminary Assessment Report have been attached as Appendix B and C.

This report comprises a detailed assessment of the heritage significance of properties at 115, 117, 119, 131 and 133 Holt Avenue, in order to satisfy the terms of the IHO and provide detailed assessment of 121 and 125 Holt Avenue, which were also considered to be of potential significance, but not the subject of the IHO

7.2 1.2 Identification of study area

The subject sites are located at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, within the North Sydney Local Government Area (LGA), and are identified in Figure 1.1 and 1.2 below. The properties occupy the majority of the southeastern side of Holt Avenue between Military Road in the north and Spofforth Street in the east. The lot numbers, land zoning and maximum building height of the properties are outlined in Table 1.1 below.

Table 1.1 Property information.

Address	Lot number	Land zoning	Maximum building height
115 Holt Avenue	Lot 1 DP 929395	R3: Medium Density Residential	8.5m
117 Holt Avenue	Lot 1 DP 980449	R3: Medium Density Residential	8.5m

Address	Lot number	Land zoning	Maximum building height
119 Holt Avenue	Lot 1 DP 929074	R3: Medium Density Residential	8.5m
121 Holt Avenue	Lots 1 and 2 DP 135515	R3: Medium Density Residential	8.5m
123 Holt Avenue	Lot 1 DP 947542	R3: Medium Density Residential	8.5m
125 Holt Avenue	SP 11200	R3: Medium Density Residential	8.5m
131 Holt Avenue	Lot 2 DP 602238	R4: High Density Residential	12m
133 Holt Avenue	Lot 1 DP 602238	R4: High Density Residential	12m

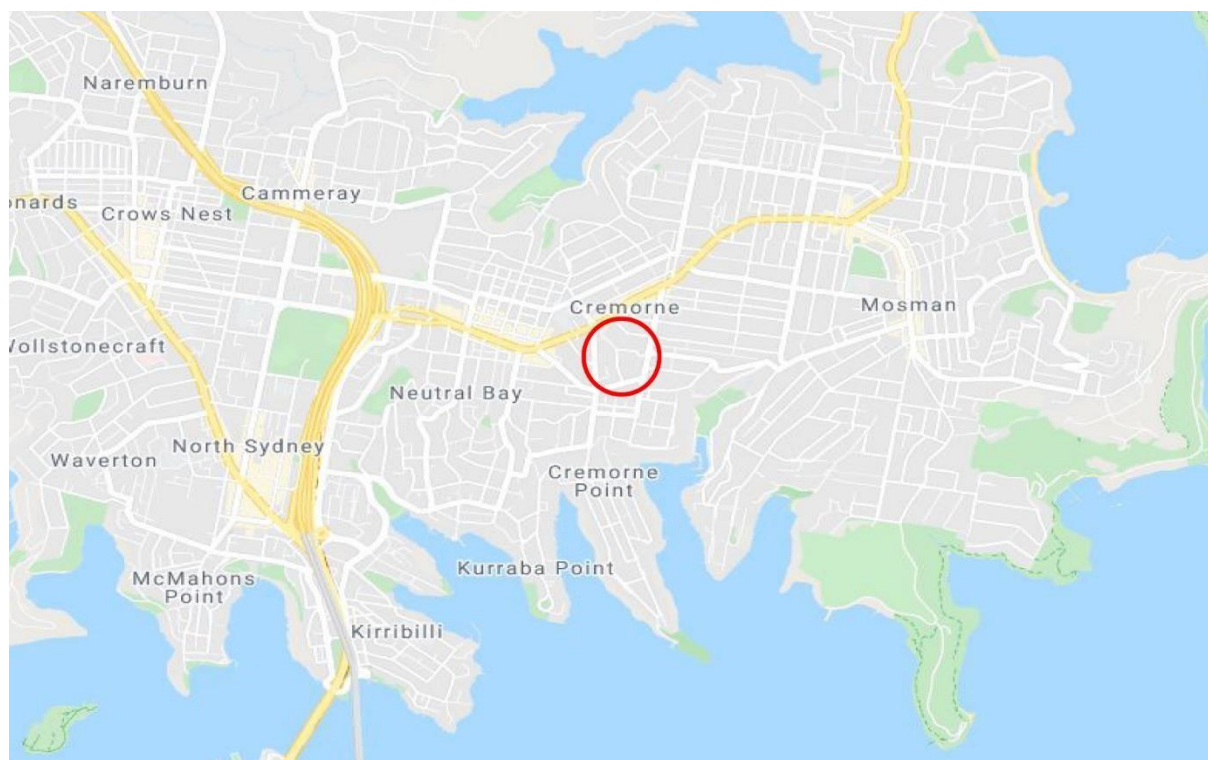


Figure 1.1 Location of Cremorne in its wider context. (Source: © Google Maps with GML overlay, 2022)



Figure 1.2 Location of the subject dwellings and potential heritage conservation area. (Source: Nearmap with GML overlay, 2021)

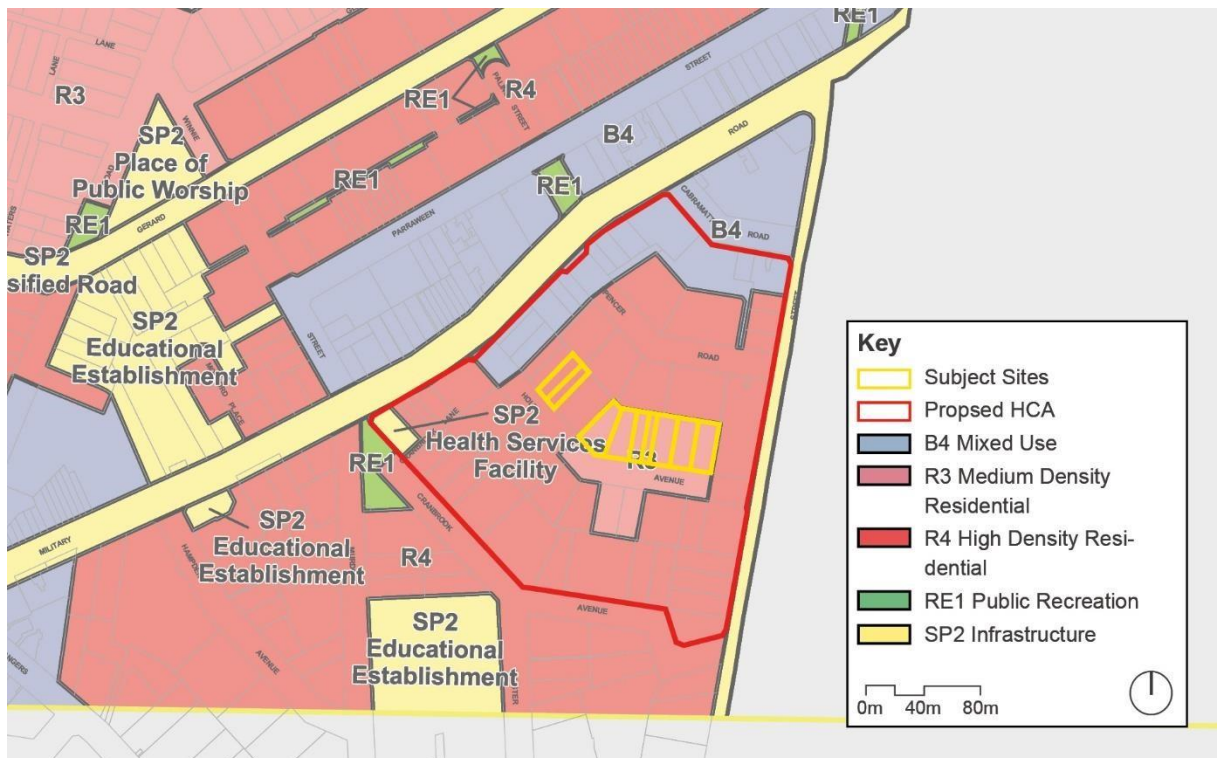


Figure 1.3 LEP zoning relating to the subject sites and potential heritage conservation area. (Source: North Sydney LEP 2013, Land Zoning Map – Sheet LZN_003 with GML overlay)

7.3 1.3 Current development applications

Council has received two development applications (DAs) that involve several of the subject properties:

- **DA 239/21:** Demolition of existing structures, excavation and construction of a five-storey mixed use development with basement parking and stratum subdivision.
- Lodged on 5 June 2021, this DA affects the properties at 131 and 133 Holt Avenue (and also encompasses the neighbouring properties at 135, 137 and 139 Holt Avenue).
- **DA 243/21:** Demolition of existing structures and construction of a residential flat building with basement parking.
- Lodged on 9 August 2021, this DA affects the properties at 115, 117 and 119 Holt Avenue.

7.4 1.4 Methodology

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

7.5 1.5 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage NSW), and the Burra Charter.¹

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- **Fabric** means all the physical material of the place including components, fixtures, contents, and objects.
- **Conservation** means all the processes of looking after a place so to retain its cultural significance.

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

7.6 1.6 Limitations

This report was informed by a physical inspection of the sites and the surrounding area, internal inspection of Nos 115, 117, 119, 125, 131 and 133 Holt Avenue. Only two apartment units of 125 Holt Avenue were inspected. The site inspection for 121 and 123 Holt Avenue has been carried out from the public domain only due to limited site access to the property.

Research includes a desktop analysis of available information and reports, and additional primary and archival research undertaken at the North Sydney Heritage Centre (Stanton Library).

7.7 1.7 Acknowledgements

GML gratefully acknowledges the assistance of North Sydney Council in providing background information and support.

7.8 1.8 Endnotes

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

8 2 Statutory context

8.1 2.1 Introduction

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

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

8.2 2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve the state's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'.

There are no items listed on the State Heritage Register (SHR) in the study area. There are two items listed on the SHR in the wider vicinity. These are 'Belvedere' at 7 Cranbrook Avenue, and 'Egglemont' at 11 Cranbrook Avenue.

8.3 2.3 Environmental Planning and Assessment Act 1979

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

8.4 2.4 North Sydney Local Environmental Plan 2013

The NSLEP 2013 is the principal environmental planning instrument applying to the land. Schedule 5 of the NSLEP identifies heritage items and HCAs. The subject site is not listed as a heritage item nor is it located within a listed HCA.

The objectives of Clause 5.10 are as follows:

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

The subject properties are not currently listed as a heritage item, nor are they within a HCA, within the NSLEP.

8.5 **2.5 North Sydney Development Control Plan 2013**

The *North Sydney Development Control Plan 2013* (NSDCP 2013) Part B Section 13 (Heritage and Conservation) provides specific development objectives and controls for conservation areas (including contributory, neutral or uncharacteristic properties), heritage items and development in the vicinity of heritage items.

The subject properties are not currently listed as a HCA; however, this review will provide high-level guidance as to whether they should be investigated for listing as an HCA.

3 Heritage context

3.1 Heritage listings

The subject properties are not currently listed as heritage items under Schedule 5 of the NSLEP 2013, nor are they listed within an HCA. There are no existing heritage items in the immediate vicinity of the properties within the North Sydney LGA, although there are several items of local and state significance in the surrounding area. The heritage context of the subject properties within the NSLEP is shown in Figure 5.1.

The subject properties are adjacent to the boundary between the North Sydney LGA and the Mosman LGA. Within the Mosman LGA, the eastern portion of Holt Avenue is located within the Holt Estate HCA (C3). The Mosman section of Holt Avenue also incorporates two heritage listings recognised under Schedule 5 of the MLEP, 'Divided Road' (I379) and 'Street Trees' (I380). The subject properties are similarly in the vicinity of the Glover and Nathans Estate HCA (C12). There are several further individually listed items in the wider vicinity of the subject properties within the Mosman LGA. The heritage context of the subject properties within the MLEP is shown in Figure 5.2.



Figure 3.1 The heritage context of the subject properties within the NSLEP. (Source: North Sydney LEP 2013 Heritage Map – Sheet HER_003 with GML overlay)



Figure 3.2 The heritage context of the study area and adjacent Mosman LGA. (Source: Mosman LEP 2012 Heritage Map – Sheet HER-002 with GML overlay)

3.2 Heritage items in the vicinity

Table 3.1 Heritage items in the vicinity of the subject properties within the North Sydney LGA.

Item Name	Address	Significance	Listing	Item No.
Belvedere	7 Cranbrook Avenue	Local	State Heritage Register NSLEP 2013	00320 I0045
Egglemont	11 Cranbrook Avenue	Local	State Heritage Register NSLEP 2013	00321 I0046
House	32 Cranbrook Avenue	Local	NSLEP 2013	I0048
House	34 Cranbrook Avenue	Local	NSLEP 2013	I0049
SCEGGS Redlands	53–57 Murdoch Street	Local	NSLEP 2013	I0067
Item Name	Address	Significance	Listing	Item No.
Former Cremorne Hall	57 Murdoch Street (2 Allister Street)	Local	NSLEP 2013	I0068
House	59 Murdoch Street	Local	NSLEP 2013	I0070
House	24 Cranbrook Avenue	Local	NSLEP 2013	I1136

Table 3.2 Heritage items in the vicinity of the subject properties within the Mosman LGA.

Item Name	Address	Significance	Listing	Item No.
Holt Estate Heritage Conservation Area		Local	MLEP 2012	C3
Divided Road	Holt Avenue	Local	MLEP 2012	I379
Street Trees	Holt Avenue	Local	MLEP 2012	I380

Glover and Nathans Estate Conservation Area		Local	MLEP 2012	C12
House	69 Rangers Avenue	Local	MLEP 2012	I254
House	64 Spencer Road	Local	MLEP 2012	I281
Divided Road and Street Trees	Spencer Road	Local	MLEP 2012	I450

3.3 The Holt Estate Heritage Conservation Area (Mosman LGA)

The Holt Estate HCA is a heritage conservation area listed under Schedule 5 of the MLEP 2012. The historic and aesthetic character of the HCA is outlined in the *Mosman Residential Development Control Plan 2012* (Mosman Residential DCP 2012). Although the HCA is located in a separate LGA, it is situated in close proximity to the subject properties, roughly 50m to the east. The subject properties are located on a separate block to the northwest; however, they are likely to share historic and aesthetic similarities to the existing HCA.

The Mosman Residential DCP 2012 defines the area and character of the Holt Estate HCA (C3) as:

The area slopes gently in a south easterly direction from Military Road down towards Mosman Bay. The gentle slope, as well as the consolidated ownership of the area allowed for the planned regular grid pattern of the streets.

The area comprises houses generally of similar scale and form, most of which would have been erected soon after subdivision in 1902. However, many of the houses in this conservation area have been modified. The modifications are chiefly the painting of face brickwork never intended to be treated this way, the erection of intrusive garages or carports mostly in front of houses, the concealment of the houses by high, opaque front fences, and the building of severe first-floor additions.

The character of the area is now greatly dependent upon the efficacy of the street plantings of plane and brush box trees in both roads, which to some degree conceal or ameliorate the effects of alterations and additions.

The existing Statement of Significance for the Holt Estate HCA (C3) is as follows:

The Holt Estate Conservation Area is a complete early subdivision containing a great many buildings from its original residential development. Its significance has been diminished by modifications which have catered to the requirements of individual owners' amenity at the cost of respecting and retaining heritage values.¹

The location and boundaries of the Holt Estate HCA are shown below in Figure 5.3.



Figure 3.3 The location and boundaries of the neighbouring Holt Estate HCA (C3) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

3.4 The Glover and Nathans Estate Conservation Area

The Glover and Nathans Estate HCA is an existing HCA listed under Schedule 5 of the MLEP 2012. The historic and aesthetic character of the HCA is outlined in the Mosman Residential DCP 2012. Although the HCA is located in a separate LGA, it is in proximity to the subject properties, roughly 180m to the northeast. The subject properties are located on a separate block to the southwest, yet they are likely to share historic and aesthetic similarities to the existing HCA.

The Mosman Residential DCP 2012 defines the area and character of the Glover and Nathans Estate HCA (C12) as:

The Crescent Conservation Area is characterised by a gentle slope and curvature of the street, with grid street layout to the north and east of The Crescent, and Mosman Park to the west. The area is predominantly characterised by single-storey and comparatively modest housing. The architectural value of the area lies in its harmonious small scale, the predominance of Federation and Inter-War period buildings and the way the few larger sized housing of later periods generally complement this character. Two buildings in this area have heritage significance; they are 'Omaha' at No. 27 and the Third Church of Christ Scientist Church. There are also a number of interesting components in the streetscape including the original fence of timber pickets shaped with an Art Nouveau motif at No. 3 The Crescent. The Crescent Conservation Area is significant for its aesthetic qualities, including its relationship with the open space and margin foliage of Mosman Park, including some large Banyan-like figs and other fine mature trees. Community facilities include the former Christian Science Church and Mosman Park, including children's playground in the south-east corner of the park.²

The existing Statement of Significance for the Glover and Nathans Estate HCA (C12) is as follows:

This remnant of the Lennon Estate provides excellent evidence of the character of an early subdivision in Mosman. It is historically associated with an important developer of the Federation period and with the paddock purchased from Gouldsbury Lennon which eventually became Mosman Park and the Allan Border Oval.

The Crescent Conservation Area is significant for its aesthetic qualities deriving from the slope and curvature of the street and its relationship with the open space and margin foliage of the park, including some large Banyan-like figs and other fine mature trees. These particular qualities are unique and not combined this way anywhere else in Mosman.

Its architectural value lies in its harmonious small scale, the predominance of Federation and Inter-War period buildings and the way the few structures of later periods generally complement this character. One of the buildings, the Third Church of Christ, Scientist, Sydney, is deemed to have State heritage significance.³

The location and boundaries of the Glover and Nathans Estate HCA are shown in Figure 5.4.



Figure 3.4 The location and boundaries of the neighbouring Glover and Nathans Estate HCA (C12) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

3.5 Endnotes

- 1 'Holt Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 141.
- 2 'Glover and Nathans Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 135.
- 3 'Glover and Nathans Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 135.

4 Historical overview

4.1 Introduction

This section provides a detailed history of the properties using primary and secondary sources, supplemented with additional primary research from the National Library of Australia (NLA), the State Library of NSW, NSW Land Registry Services and NSW State Archives & Records. North Sydney Council was the principal source of primary documentary research for the development history of the subject sites, including building and development applications and valuation and rate records.

4.2 Aboriginal North Sydney

Aboriginal people have occupied Sydney's North Shore for thousands of years; radiocarbon dating of archaeological material from Cammeray dates Aboriginal occupation of the area back to at least 5,800 years ago. The Cammeragul (Cammeraygal) and the Wallumedegal occupied the North Shore of Sydney in 1788, when the First Fleet arrived in Sydney Cove. Boundaries were not clearly defined, but Governor Phillip noted that the Cammeragal (sic) occupied the 'north-west part of this harbour' and Wallumedegal the 'opposite shore'.

The groups were nomadic and had various camp sites that were used depending on the season and availability of food or other requirements. They sheltered in sandstone rock shelters, which lined waterways, and huts constructed from local resources. The groups fished, hunted and harvested food from abundant local resources. They had a complex cultural life, with distinct languages, customs and a rich spirituality.

The devastation brought by colonisation and the outbreak of smallpox did not mean the end of Aboriginal occupation in Sydney's North Shore. The ongoing presence of Aboriginal people is recorded in paintings, personal letters from the time and oral histories. In 1878, the *Sydney Morning Herald* reported that many Aboriginal people from the Shoalhaven had established camps at Berrys Bay and other northern sites—scattered outposts in a rapidly growing colonial city.

4.3 Thrupp's Grant and the Long View Estate

The subject sites are located on part of a 700-acre (283-hectare) grant secured by John Piper for his son-in-law Alfred Thrupp in 1814. Thrupp and his wife, Sally, departed for Tasmania soon after and never occupied the land. It appears to have been sold to Piper in the process, because on his bankruptcy in 1827, the land was purchased by Solomon Levey and Daniel Cooper. The following year they gave permission to James Milson to 'take charge' of Thrupp's Farm to prevent the theft of firewood. A building known popularly as Thrupp's Cottage was built on the foreshore alongside Hayes Street in the 1820s.

Daniel Cooper died in 1853, bequeathing the land to his nephew John Cooper. He progressively subdivided and leased parcels of land for 99-year terms over the following 60 years. These leaseholds generally comprised large blocks of land while many of the lessees subdivided the land and assigned underleases.

In 1881 John Cooper conveyed a lease of 120 acres (48.5 hectares) to William Henry Paling and Andrew Hardie McCulloch junior for the term of 99 years. Paling and

McCulloch subdivided their leasehold and sold the allotments as underleases. In August 1885 Paling and McCulloch conveyed the lease to 13 acres, 2 roods and 15 perches in total (over 5 hectares) to Adolph Caesar Shadler of St Leonards, a bread and biscuit manufacturer.

Shadler subdivided his property into 118 allotments as the Long View Estate (or Longview Estate), also popularly known as Shadler's Estate. The subdivision was registered at the Land Titles Office as Deposited Plan 4764 (see Figure 4.1). The 118 allotments were laid out across three sections bounded by existing roads, Military Road and Spofforth Street, with three new streets formed in the estate, Short Street (now known as Cabramatta Road), Middle Street (now Spencer Road) and Shadler Street (renamed Holt Avenue).

The Long View Estate was advertised for auction lease sale on 21 November 1885, comprising an 'elevated level corner block subdivided into 118 good building sites fronting Military-road, Spofforth-street, Middle-street, Shadler-street'¹ with leases to run for 95 years. Richardson and Wrench reported that portions of the leasehold estate sold at prices ranging from 4 shillings and 9 pence to 3 shillings and 9 pence per foot per annum.² The first auction of leases in the estate was not a success as two years later, on 10 September 1887, 115 unsold allotments were advertised for auction sale:

This part of the North Shore will undoubtedly become the most fashionable spot in the locality, and persons in search of land suitable for Villa Residences ... should not allow this opportunity to pass.³

McCulloch's interest in the leasehold in the Long View Estate was assigned in 1889 to the Assets Realization and General Finance Company Limited.⁴ Paling's leasehold interest continued after his death in 1895 to his executor, the Perpetual Trustee Company.⁵

In April 1906 the Assets Realization and General Finance Company Limited and Perpetual Trustee Company Limited, joint owners of land in the Long View and Parraween estates at Cremorne, conveyed about 102 acres (41.27 hectares) to the Warringah Property Co. Limited. This was a new company registered in August 1906 to acquire the leasehold lands at North Sydney that JWR Reynolds, AJ Reynolds, JF Reynolds, GR Rourke and JA Maclean had purchased from the Assets Realisation and General Finance Company Limited and Perpetual Trustee Company Limited.⁶

Land tax was first imposed in New South Wales in 1895, by the *Land and Income Tax Assessment Act 1895*. An underlying motive behind this new bill was community pressure levied on the Government to tax wealth in the hands of property owners. The Government also desired to break up the large estates.⁷ This bill imposed a heavy financial burden on the Cooper family as owners of extensive estates. Consequently, in September 1912, Tom Raine Raine and Claude Gerard Phillips, trustees of the will of Daniel Cooper, contracted to sell the freehold reversion of about 132 acres (53.41

hectares) to the Warringah Property Company Ltd for £26,500.⁸ Over time underleases in the estate were extinguished by the Warringah Property Company by merger in the fee simple (freehold) when transferred to the existing underlease holders. Some underleases did not convert to freehold until the 1920s. The study area comprises several allotments in Section 3 of the Long View Estate. A detailed history of each of the subject sites is outlined below.

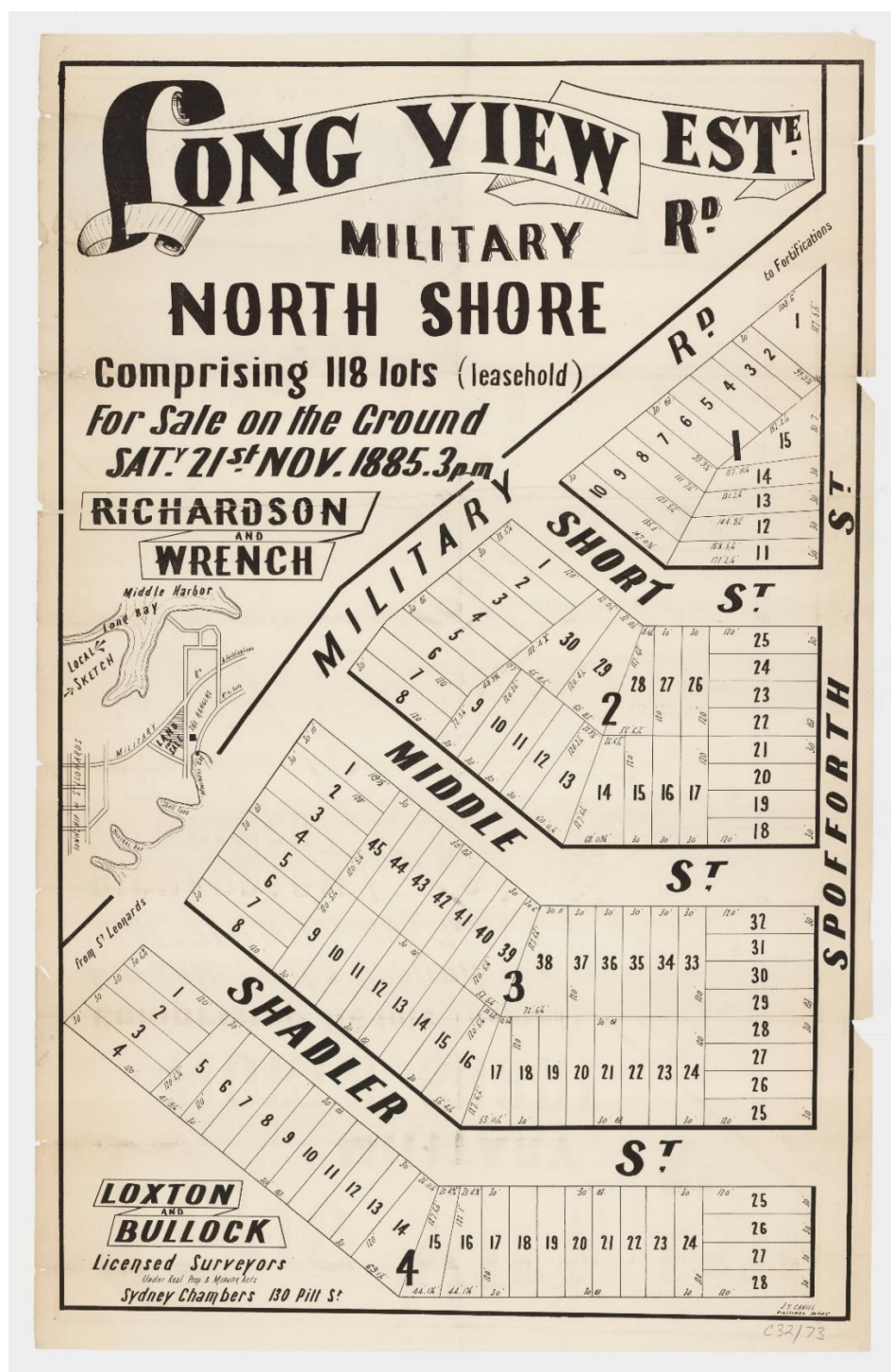


Figure 4.1 Long View Estate Military Road, North Shore, 21 November 1885. (Source: State Library of NSW, a4688067)

8.5.1.1 4.3.1 115 Holt Avenue

No. 115 Holt Avenue is located on Lot 24 and part lots 25 to 28 in Section 3 of DP 4764 (Long View of Longview Estate).

Between 1906 and 1908 the Warringah Property Company conveyed the underlease of several allotments in Section 3 of the Longview Estate to Thomas Ross of Kogarah, builder. Lease 458230, dated 28 February 1907, comprised Lot 24 and part lots 25–28 in Section 3 of DP 4764, the present site of 115 Holt Avenue.

In December 1906 the *Daily Telegraph* reported the building of three residences at Neutral Bay designed by Mr Garton, architect, and built by T Ross, builder, of Rockdale.⁹ No. 115 Holt Avenue was highly likely one of these three houses as Ross had acquired the underlease one month earlier. Also, he already had a working relationship with Garton as in April the same year Garton awarded the contract for building a cottage in Francis Street, Kogarah, to Ross.¹⁰

According to the North Sydney Council Rate Book 1907–08, Thomas Ross was the lessee of a single-storey house of six rooms owned by John Cooper and occupied by Arthur G Humphries. No. 115 Holt Avenue is first listed in the Sands Directory in 1908 as a house called 'Abi Ofa' occupied by Arthur Humphries; this entry is repeated the following year (1909). During his occupation of the house Humphries announced the birth of a son in March 1908.¹¹

Thomas Ross conveyed the underlease by 1908–10 to Walter H Gohrs.¹² A. Humphries continued to live in the house in 1912 when he invited friends and relatives to attend the funeral of his wife, Leonie (Onie) Humphries, on 11 June 1912 with the funeral leaving 'her late residence, Leoneville, Shadler Street, Neutral Bay'.¹³ Hammond Meredith succeeded Humphries as the occupant of the property, now known as Manningham, in the 1911–13 valuation book.

The following year Tom Raine Raine and Claude Gerard Phillips, trustees of the Cooper Estate, converted over 63 acres (more than 25 hectares) of leasehold land to freehold title. In 1918 they sold the freehold title of much of the land in the Long View and Parraween estates (estates located either side of Military Road, Cremorne) to the Warringah Property Company, including the site of 115 Holt Avenue (Lot 24 and part lots 25 to 28 Section 3). There are no underleases registered on the certificates of title.

In October 1921 'the owner' advertised 115 Holt Avenue for sale for £1300 cash comprising 'brick cottage, 5 rooms, kitchen, etc, land 50ft x 120 ft'.¹⁴ The following February JWH Swanson (James William Humphrey Swanson) notified agents that his property Manningham was withdrawn from sale.¹⁵ Swanson was listed as the lessee in the 1914–16 and 1917–19 triennial valuation books. He was a clerk in the record branch

of the General Post Office. Evidently, he had sold his underlease because in the 1924 edition of the Sands Directory he is listed at Rangers Avenue, Mosman. The underlease was apparently sold to Mrs Mary Augusta Nickoll as she is listed as the lessee in the 1925–27 valuation book.

In 1924 the Warringah Property Company Limited conveyed the freehold of the subject site, Lot 24 and part lots 25–28, to General Investments Ltd.¹⁶ There is no record of the sub-lessees on the land title document but from other evidence, namely the Sands Directory, 115 Holt Avenue was occupied by a succession of tenants until at least 1932–33 including Meredith Hammond, WH Brown, Mrs Beatrice Fleming and Harold A Martel. The Council valuation books list some of these persons too, namely Hammond Meredith (1911–13 and 1914–16), William H Brown (1917–19 and 1920–22) and George Henry Fleming (1922–24 and 1925–57). The Sands Directory names Beatrice Fleming at 115 Holt Avenue from 1923 to 1929. Beatrice Marian Fleming was the sister of lessee George Henry Fleming. He subsequently sublet the property to a succession of tenants.

In 1931 General Investments Limited conveyed the freehold of several parcels of land, including Lot 24 and part lots 25–28 in Section 3 of the Long View Estate, to Arthur Perkins Reynolds of Sydney, company director.¹⁷ Reynolds was an investor, although his primary business was as a company liquidator. No. 115 Holt Avenue continued to be occupied by a succession of tenants. In 1938 the house was advertised in the apartments, board and residence column of the *Sydney Morning Herald* as a 'nice home, two guests, minute tram, single vacancy'.¹⁸



Figure 4.2 Detail from 1943 aerial survey showing 115 Holt Avenue shaded yellow. (Source: NSW Land Registry Services, SIX Maps)

Reynolds owned the subject site until March 1946 when he sold it to George Henry Fleming of Cremorne, law clerk.¹⁹ Fleming promptly sold 115 Holt Avenue in January 1947 to Bernard Moreton Birkenhead Riley of Sydney, medical practitioner. Riley was born in Burwood on 17 October 1896. During World War One he served as 2/Lieutenant in the Royal Garrison Artillery (Imperial Army). Riley was awarded the degrees of M.B. and CH.M in 1923 at the University of Sydney and subsequently entered practice as a doctor. He worked out of a practice in Macquarie Street, Sydney, and in 1940 was appointed physician to the allergy clinic at the Royal North Shore Hospital. He is listed at 115 Holt Avenue by 1958 and is listed at this address to at least 1980.²⁰ Following his death in March 1986, the property passed by transmission later the same year to John Richard Roy Simpson.



Figure 4.3 Portrait of Bernard Moreton Birkenhead Riley, doctor, 6 November 1922. (Source: State Records & Archives, NRS-9873-1-[2/759A]-R4454_)

JRR Simpson lodged a building application in November 1986 for alterations and additions to 115 Holt Avenue comprising a new living room and kitchen, renovation to the existing bathroom and a new bathroom, and a new driveway and carport, estimated to cost \$40,000.²¹ The plans were prepared by Timothy Moon and Partners Pty Ltd. The plans were approved in early December the same year. In April the following year Council approved amended plans for an extension to the approved carport. Coinciding with this application the property was sold to Comserve (No. 1935) Pty Ltd and Jedapac Pty Ltd as tenants in common. Kathleen Teresa Stirling became the registered owner of 115 Holt Avenue in June 1987.

The new owners commissioned Timothy Moon and Partners Pty Ltd in April 1987 to prepare plans for a new spa and sauna pavilion (Figure 4.4). The building application was lodged to North Sydney Council in May 1987 and approved one month later. The new timber structure was built by Kookaburra Constructions.²²

The property changed hands in 1992 to David Joseph Gwynne and Narelle Tims Scotford. The solicitors for the new owners commissioned Complex Surveys to prepare an up-to-date sketch plan of the allotment (Figure 4.5). The surveyors reported in June that the land contained a brick dwelling on sandstone foundations with an attached carport, both with a tile roof, and a separate sauna and shed at the rear of the property. Council issued Building Certificate No. 103 the following month.

PF Finn lodged a successful building application to Council in June 1996 to erect a garden shed.²³ One month later the owner requested that the fees be refunded as the project was not proceeding. The following year PF and MT Finn lodged a building application to install a tilt garage door to their existing carport.²⁴ Council approved the application two months later.²⁵

115-125 & 131-133 Holt Avenue, Cremorne—Heritage Assessment—June 2022

(Source: NSC, DA 87/327)

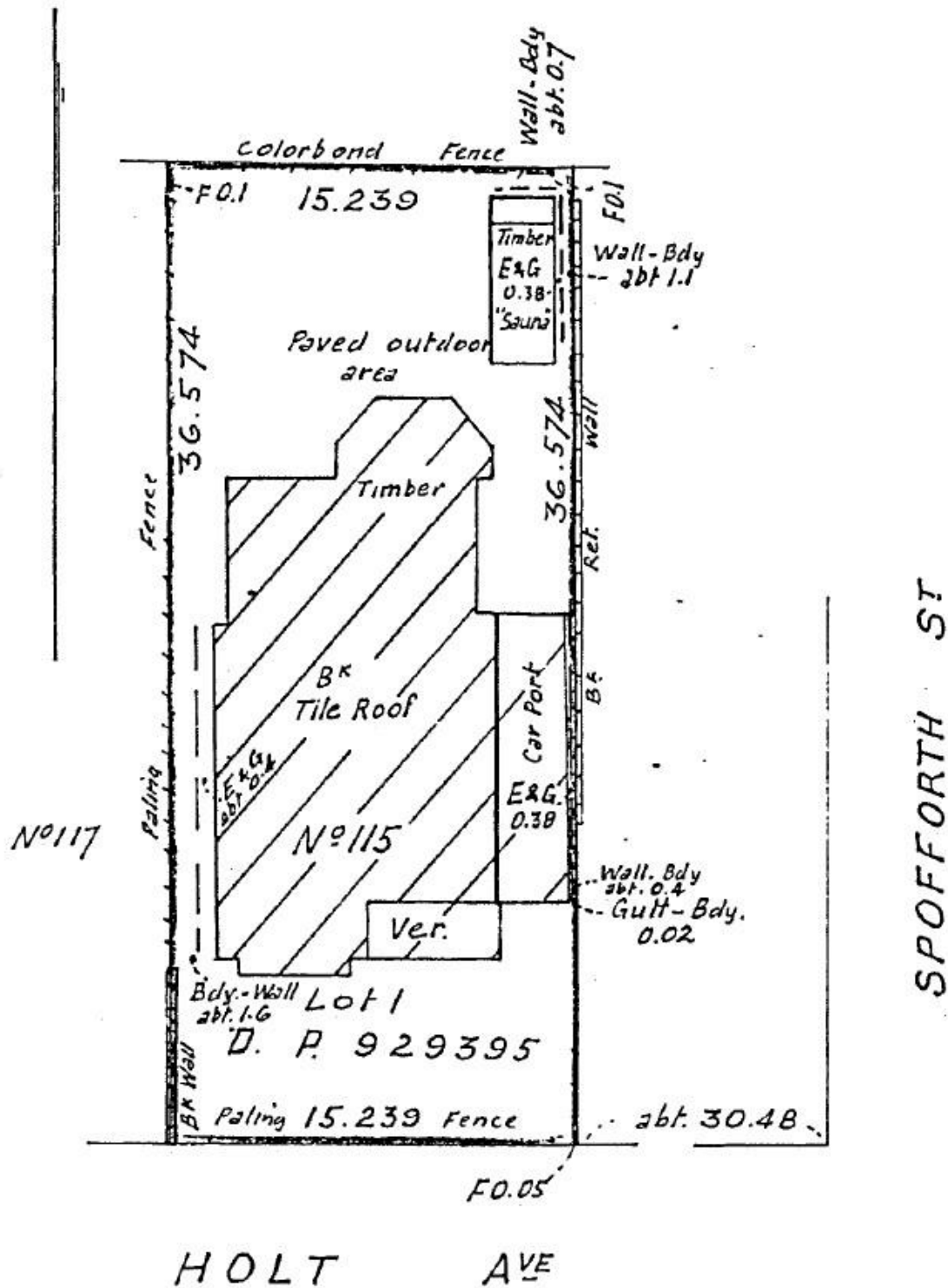


Figure 4.5 Lot 1 DP929395 survey plan, Complex Surveys, June 1992. (Source: NSC File)

8.5.1.2 4.3.2 117 Holt Avenue

No. 117 Holt Avenue is located on Lot 23 and part Lot 22 in Section 3 of DP 4764 (Long View of Longview Estate).

Between 1906 and 1908 the Warringah Property Company conveyed the underlease of several allotments in Section 3 of the Longview Estate to Thomas Ross of Kogarah, builder. Lease 448388, dated 22 November 1906, comprised Lot 23 and part Lot 22 in Section 3 of DP 4764, the present site of 117 Holt Avenue.

In December 1906 the *Daily Telegraph* reported the building of three residences at Neutral Bay designed by Mr Garton, architect, and built by T Ross, builder, of Rockdale.²⁶ No. 117 Holt Avenue was highly likely to be one of these three houses as Ross had acquired the underlease one month earlier. Also, he already had a working relationship with Garton as in April the same year Garton awarded the contract for building a cottage in Francis Street, Kogarah, to Ross.²⁷

According to the North Sydney Council Rate Book 1907–08, Thomas Ross was the lessee of a single-storey house of six rooms owned by John Cooper and described as 'vacant'. No. 117 Holt Avenue is first listed in the 1909 Sands Directory as a house in Shadler Street occupied by GS Hall (Frank Sutherland Hall). The entry was repeated the following year. This accords with the 1908–1910 Valuation Book which lists Frank Sutherland Hall as the tenant and Walter Gohrs as rate-paying lessee. In the 1911–13 Valuation Book Hall and Gohrs are listed once more as occupant and lessee, though the Sands Directory names Mrs J Prendergast in the house, named 'Ritherdon', from 1910.

In 1913 Tom Raine Raine and Claude Gerard Phillips, trustees of the Cooper Estate, converted over 63 acres (more than 25 hectares) of leasehold land to Torrens title. They sold the freehold title of much of this land in the two estates in 1918 to the Warringah Property Company, including lots 19–28 in Section 3 of the Long View Estate.

Abraham Falk and his wife Esther were living at 117 Shadler Street (later Holt Avenue) by July 1913 when A Falk advertised for a gardener and handy man.²⁸ Abraham and Esther Falk were listed at this address in the Council valuation books as the rate-paying lessees/occupiers from 1914–16 through to 1920–22. Throughout this period the house continued to be named Ritherdon, sometimes misspelt as Rethorden or Ruthorden. Raymond Carbery Addison was listed as the occupant/lessee in the 1922–24 Valuation Book.

HG Johnson submitted a successful building application on behalf of Mr A Falk in May 1916 for a fibro cement room addition to the rear of the house in May 1916, estimated to cost £30. The block plan showing the proposed room addition is reproduced at Figure 4.6.

Later the same year the *Sydney Morning Herald* carried a birth announcement on 21 October 1916 for a daughter born at 'Cooinda Private Hospital, Wycombe Road, Neutral Bay to Mr and Mrs A Falk, Ritherdon, Holt Avenue, Neutral Bay'.²⁹

Two years later HJ Beer lodged a successful application to Council to erect a fibro cement garage at the rear of 117 Holt Avenue for Mr A Falk (Figure 4.7). Mrs Falk of Ritherdon, 117 Holt Avenue, Cremorne, advertised in January 1919 for a 'competent general for small family, good home, liberal outings, good wages, fair paid if suitable'.³⁰

1931 obituary for his father GC Addison, Raymond was described further as Chief Inspector of the Bank of New South Wales in New Zealand. There were evidently long periods, possibly the entire 1930s and early 1940s, when the Addisons lived in Wellington, and they likely rented the house out during their absence from Australia.

Builder F Billyard of Concord lodged a successful building application to North Sydney Council in February 1927 on behalf of the Addisons to construct a brick verandah 'in place of the present wooden structure estimated to cost £20.³⁴

The Addisons owned and for part of the time occupied 117 Holt Avenue until 1945 when the property was transferred to Alison Raymond Storey, wife of Arthur Stanley Storey, Lieutenant Commander in the Royal Australian Navy. It is unclear if the family were in residence at this time, as Commander Storey was appointed as the Director of Naval Intelligence Melbourne in 1946. The property changed hands in 1949 to Arthur William Coleman of Cremorne, builder, and his wife Maisie Agnes Coleman as tenants in common. They lodged a successful application to North Sydney Council to undertake minor alterations to the house (Figure 4.8).

Kenneth Wilton Crowe became the registered proprietor of 117 Holt Avenue in February 1952. He owned the property until May 1974 when it changed hands to Seaconwil Pty Ltd.³⁵

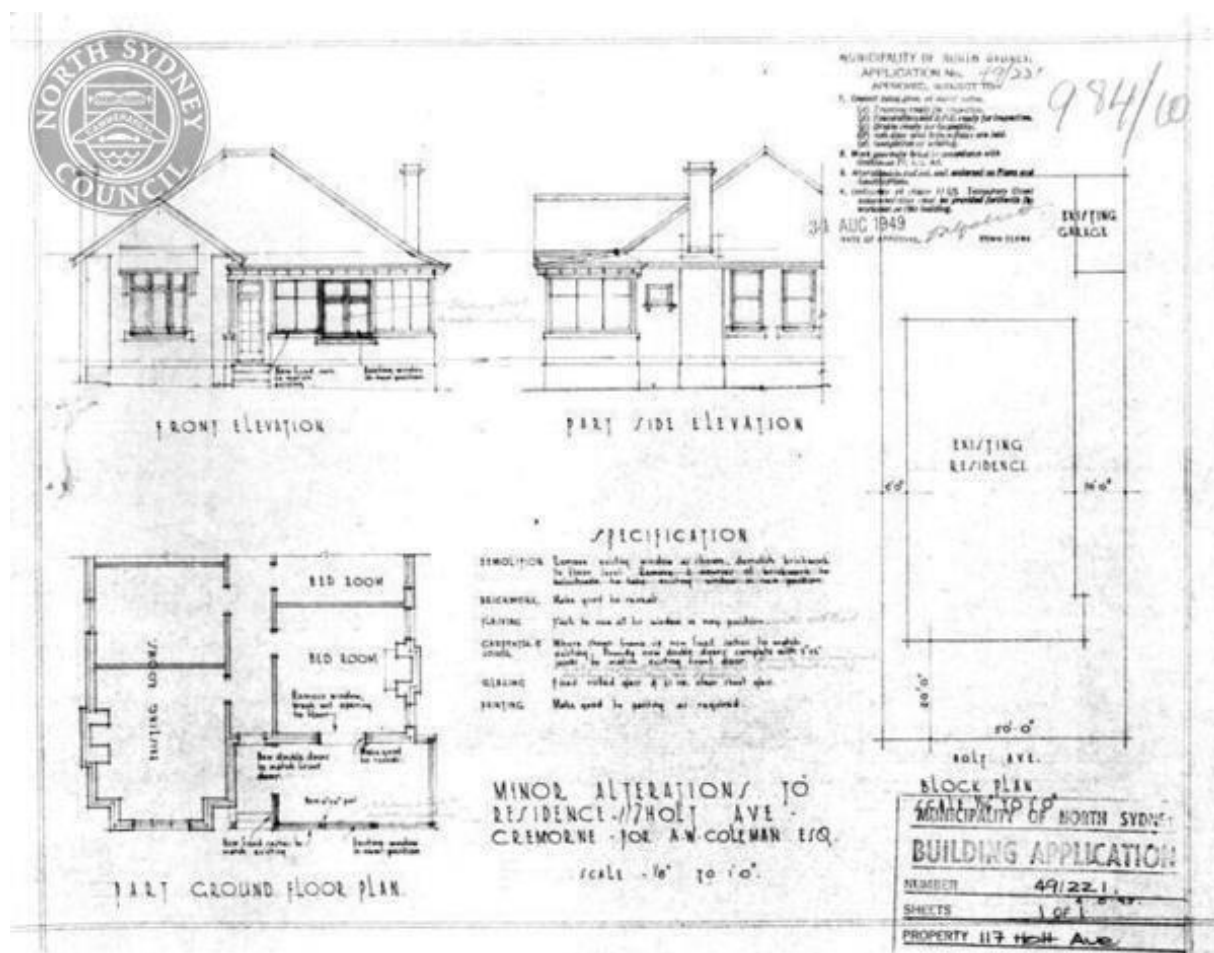


Figure 4.8 Building application for minor alterations to 117 Holt Street for AW Coleman, 1949. (Source: North Sydney Heritage Centre, NSMCA BA 49/221)

In June 1974, Council issued the owner, Seaconwil Pty Ltd, with a notice under the Public Health Act as follows: 'premises in such a state as to be likely to harbour rats or mice, to wit: the overgrowth of vegetation and the accumulations of rubbish and waste materials'.³⁶ The owner promptly attended to the pest control and notified Council that 'the property is now being renovated'.³⁷ The following year the owner, JN Allen, lodged a building application for a new brick fence (valued at \$4100) which was approved by Council in December 1975.³⁸ Universal YH Class Carports and Awnings lodged a successful building application in March the following year to erect a carport for the owner, Dr J Allan.³⁹

The property was sold in January 1990 to Graeme Hand and Deborah Solomon. They lodged a successful building application to Council in April 1990 to undertake alterations and additions to the existing residence, estimated to cost \$120,000.⁴⁰ The plans (Figure

4.9 and Figure 4.10) were drawn by Max Lanser Architect Pty Ltd. The works comprised a new first floor addition and double carport.

In October 1998 John C Haskell, architect, submitted to Council an application to modify a consent/approval, followed later the same month by a construction certificate to 'reinstate provision of 1st floor dormer and attic room as approved in DA consent in 1990, but not carried out at the time of other alterations and additions'.⁴¹ Council approved the application (two of the plans are shown at Figure 4.11 and Figure 4.12) in January 1999:

It is considered that the application for alterations and additions to the dwelling house in order to increase the size of the front dormer and the installation of rooflight for the conversion of the existing storage area into a habitable room are considered satisfactory...⁴²

Most recently in 2007 Council approved an application to erect a new fence, built by All Walls Pty Ltd, at the property (Figure 4.13).

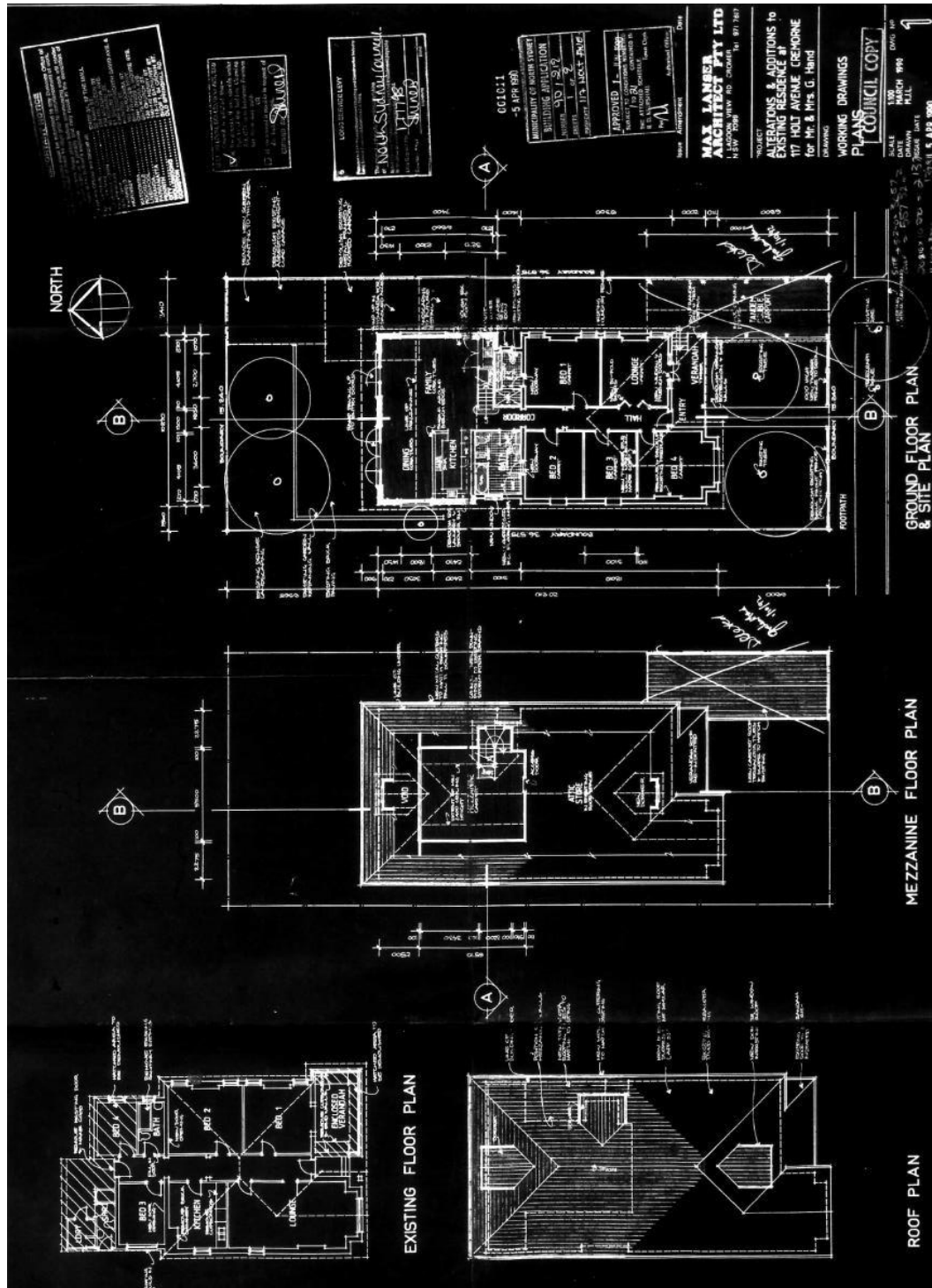


Figure 4.9 Floor plans and site plan—alterations and additions to existing residence at 117 Holt Avenue, Cremorne, for Mr and Mrs G Hand, March 1990 / Max Lanser Architect Pty Ltd. (Source: North Sydney Council, Building Application 90/11, Sheet 1 of 2)

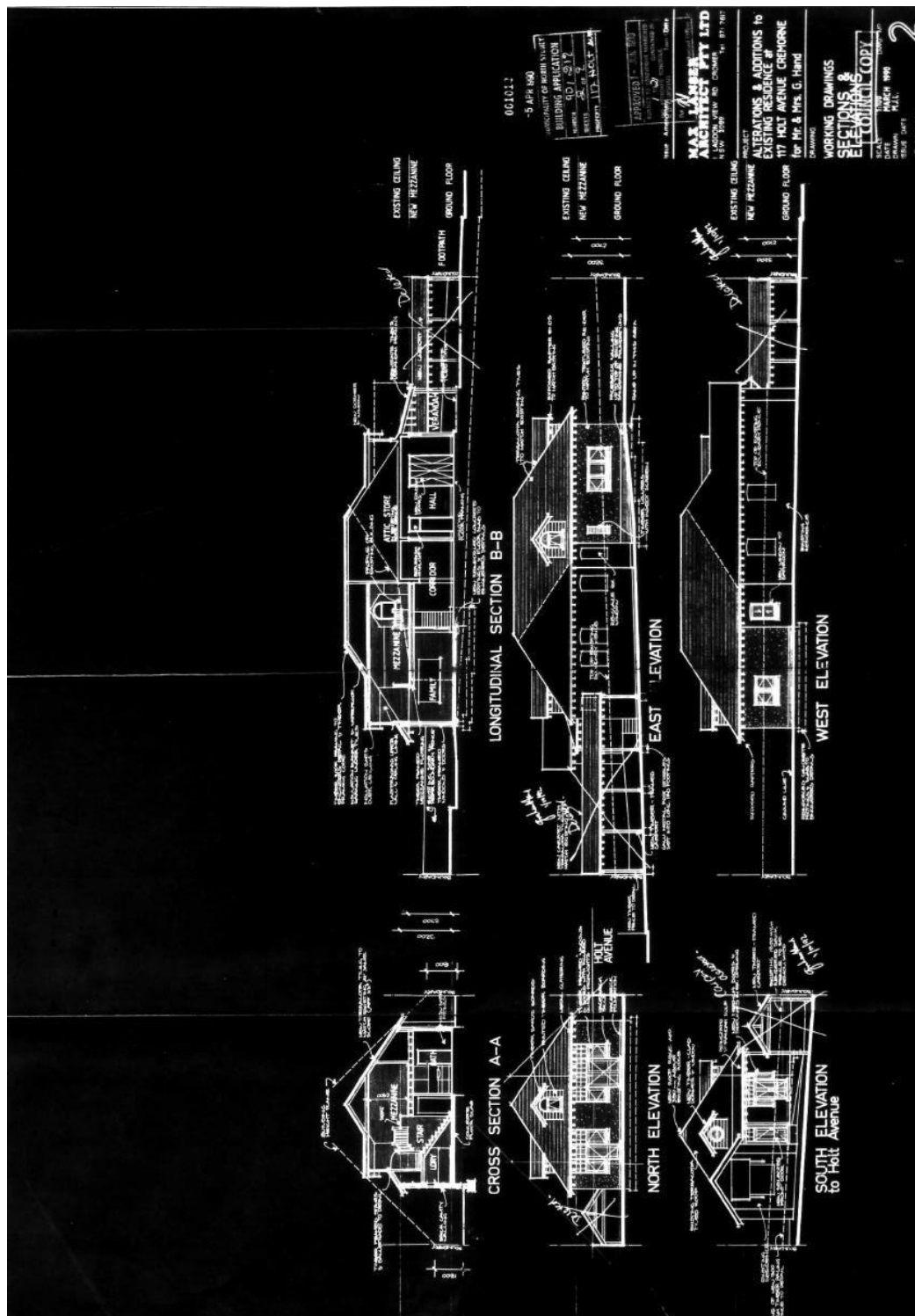


Figure 4.10 Sections and elevations—alterations and additions to existing residence at 117 Holt Avenue, Cremorne, for Mr and Mrs G Hand, March 1990 / Max Lanser Architect Pty Ltd. (Source: North Sydney Council, Building Application 90/11, Sheet 2 of 2)

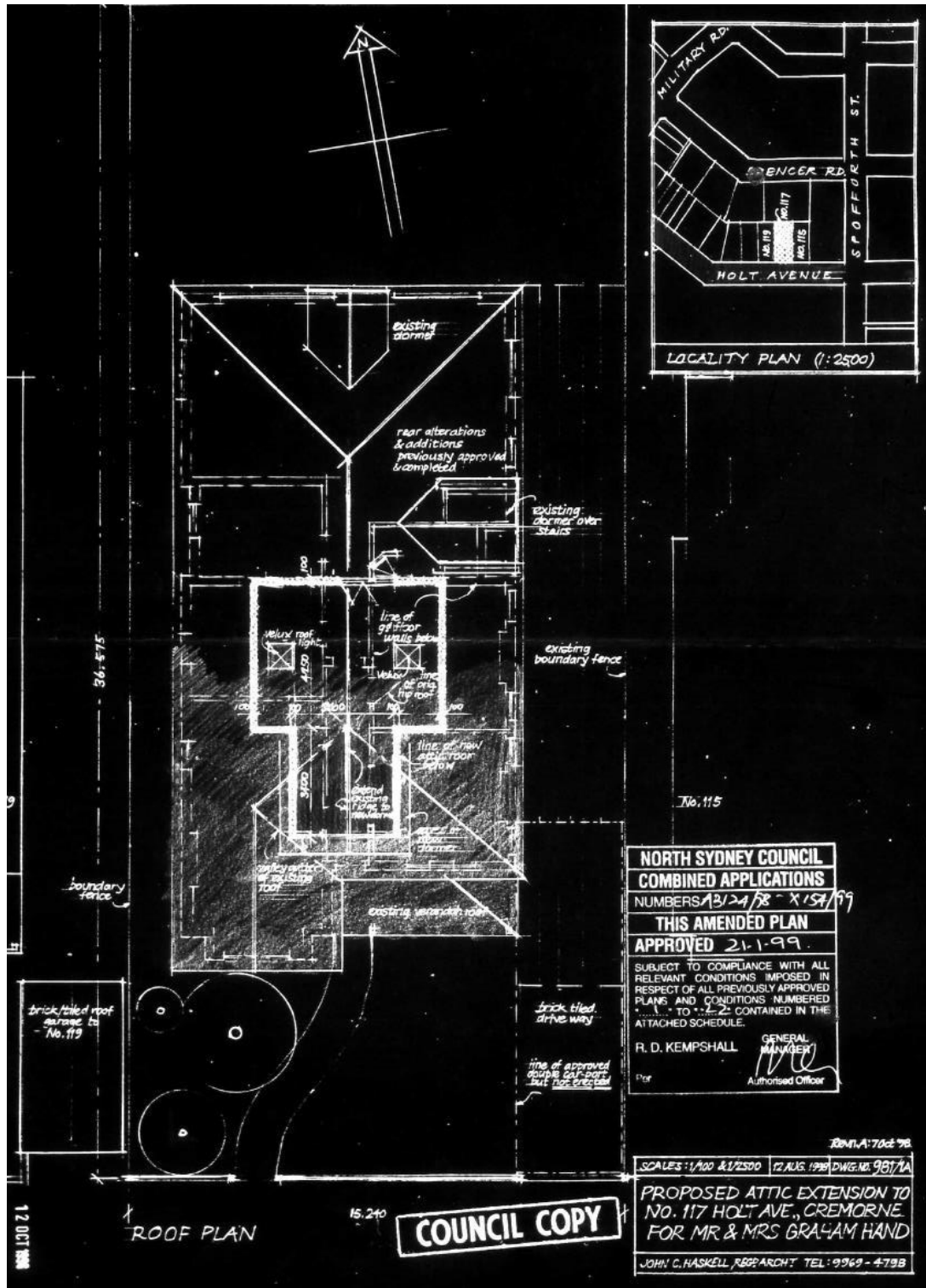


Figure 4.11 Roof plan—proposed attic extension to No. 117 Holt Ave, Cremorne, for Mr and Graham Hand, October 1998 / John C Haskell. (Source: North Sydney Council, Combined Applications A3/23/98 and ZX154/99)

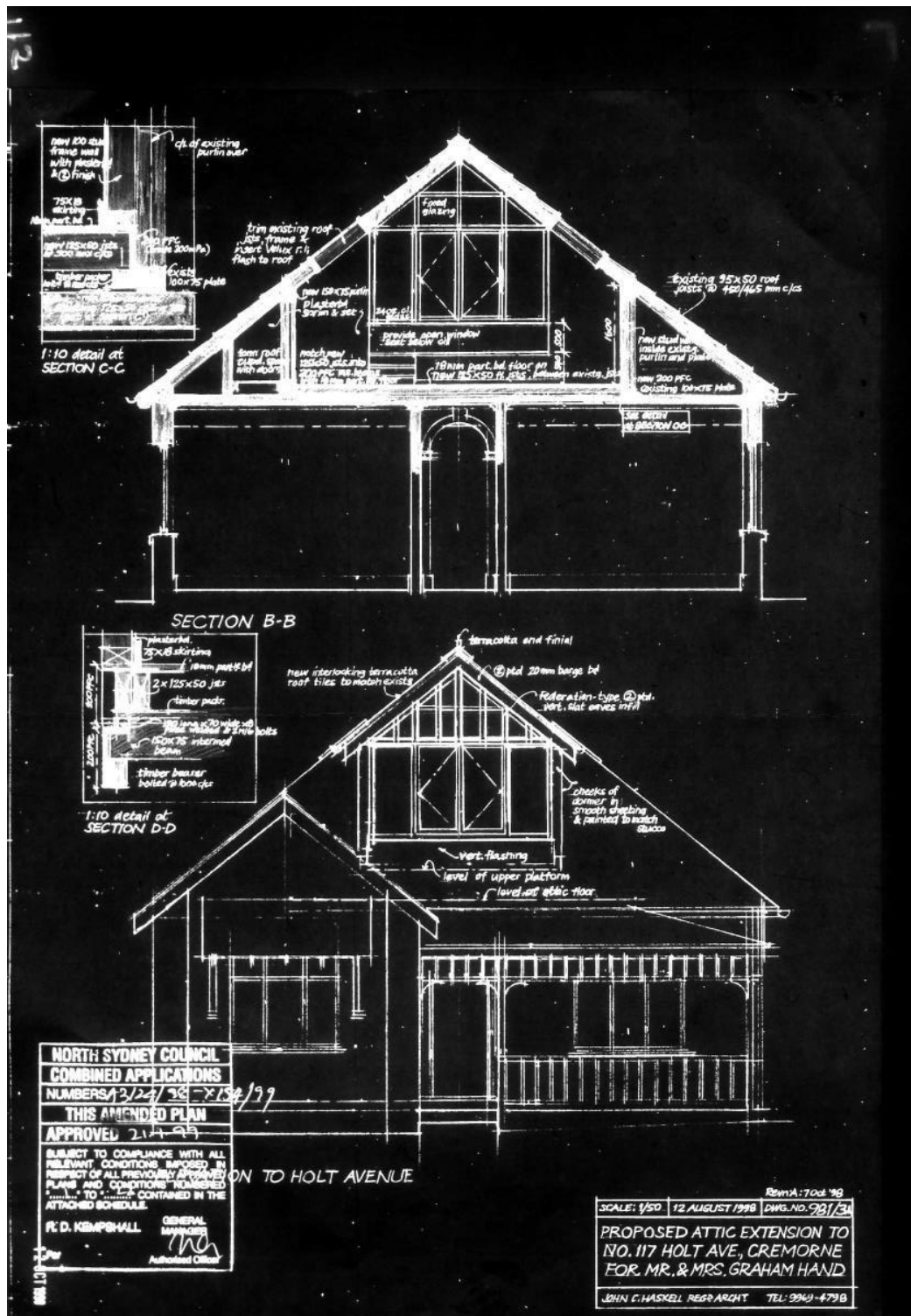


Figure 4.12 Sections and elevation to Holt Avenue—proposed attic extension to No. 117 Holt Avenue, Cremorne, for Mr and Graham Hand, October 1998 / John C Haskell. (Source: North Sydney Council, Combined Applications A3/23/98 and ZX154/99)

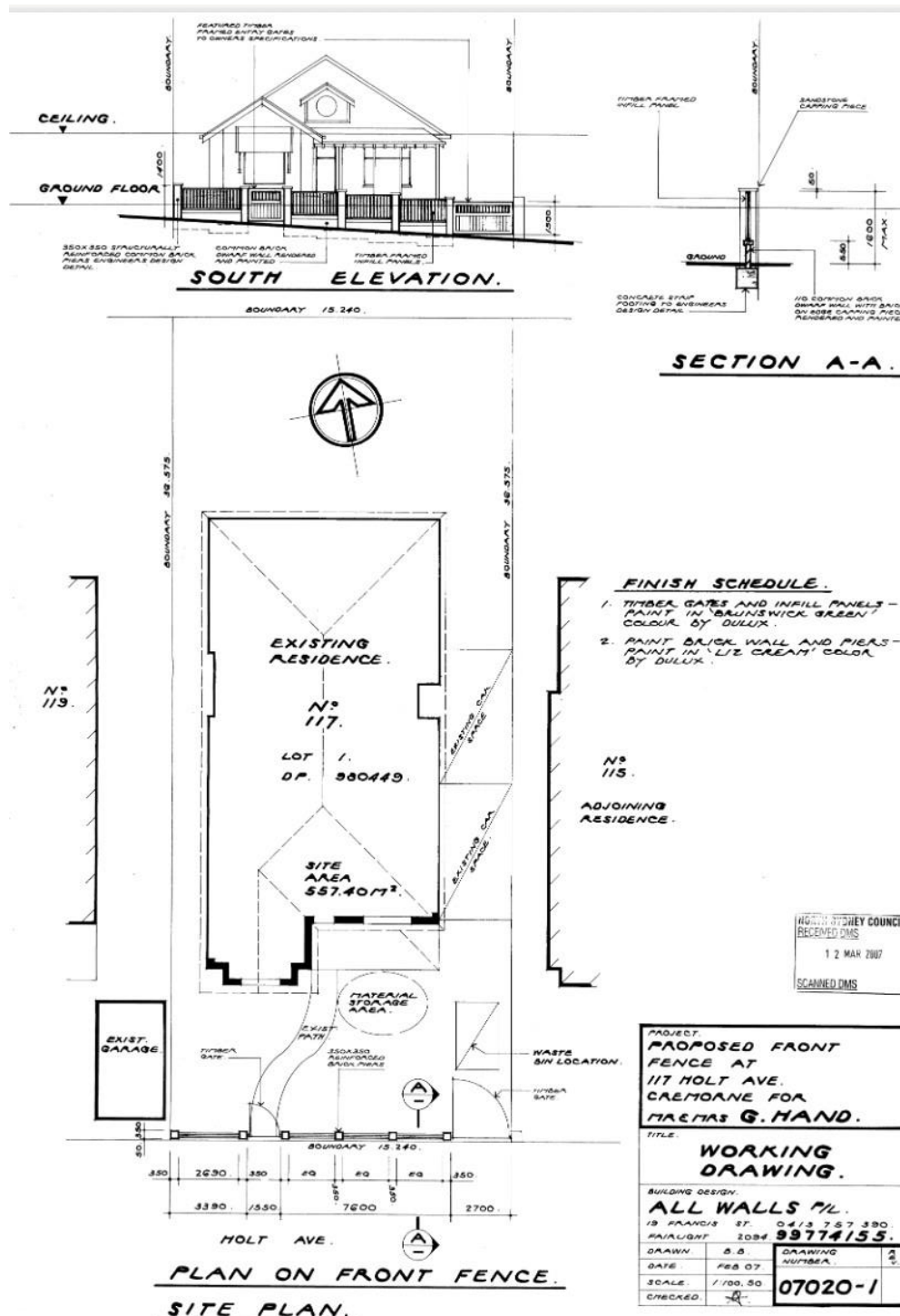


Figure 4.13 Proposed front fence at 117 Holt Avenue for Mr & Mrs G Hand, February 2007 / All Walls Pty Ltd. (Source: North Sydney Council, DA81/07)

8.5.1.3 4.3.3 119 Holt Avenue

No. 119 Holt Avenue is located on Lot 21 and part lots 20 and 22 in Section 3 of DP 4764 (Long View of Longview Estate).

Between 1906 and 1908 the Warringah Property Company conveyed the underlease of several allotments in Section 3 of the Longview Estate to Thomas Ross of Kogarah, builder. Lease 448390, dated 22 November 1906, comprised Lot 21 and part lots 20 and 22 in Section 3 of DP 4764, the present site of 117 Holt Avenue.

In December 1906 the *Daily Telegraph* reported the building of three residences at Neutral Bay designed by Mr Garton architect and built by T Ross, builder, of Rockdale.⁴³

No. 119 Holt Avenue is highly likely to be one of these three houses as Ross acquired the underlease one month earlier. Also, he already had a working relationship with Garton as in April the same year Garton awarded the contract for building a cottage in Francis Street, Kogarah, to Ross.⁴⁴

According to the North Sydney Council Rate Book 1907–08, Thomas Ross was the lessee of a single-storey house of six rooms owned by John Cooper and occupied by Mrs Lena Martin. No. 119 Holt Avenue was first listed in the Sands Directory in 1908 as a house named 'Thornley' (later Thornleigh). Martin is listed as the occupant in the 1908–10 and 1911–13 valuation books.

Meanwhile, Ross sold the lease to John Gohrs of Mosman by 1908–10. He in turn sold the underlease to Ernest Hines in 1911–13. The valuation books name Mrs Leilath M Douglas as the occupant/lessee of 119 Holt Avenue from 1915 to 1917–19 while her husband Alfred T Douglas is the occupant of Thornleigh in the Sands Directory to 1918. Keith Pitt Badgery was the next tenant of the house. By 1923 he was a principal of Badgery Brothers Ltd, livestock salesmen, a company which was absorbed by Goldsborough Mort & Co Ltd in 1928. In 1937 he became a director of the newly formed company Schute Bell Badgery Lumby Ltd, wool, produce and livestock brokers and merchants.

The Warringah Property Company sold multiple allotments in the Long View and Parraween estates in September 1919 to John William Reynolds, company manager, of Bondi.⁴⁵ He sold 119 Holt Avenue in early 1924 to Robert James Rain, surveyor, and Ethel Mills Rain of Neutral Bay. They owned Thornleigh until mid-1932 when they sold to Estelle Maude Spain. She and Kenneth Bayer Spain, a draughtsman, are listed at 119 Holt Avenue in the electoral rolls during this period. Keith P Badgery lodged a successful building application in October 1927 to erect a 'shelter shed for motor car' at Thornleigh, 119 Holt Avenue (Figure 4.14 and Figure 4.15).⁴⁶ By 1930 Badgery was living in Alexander Avenue, Mosman.

In the 1940s and 1950s, after selling the property, Kenneth Bayer Spain became a noted architect.

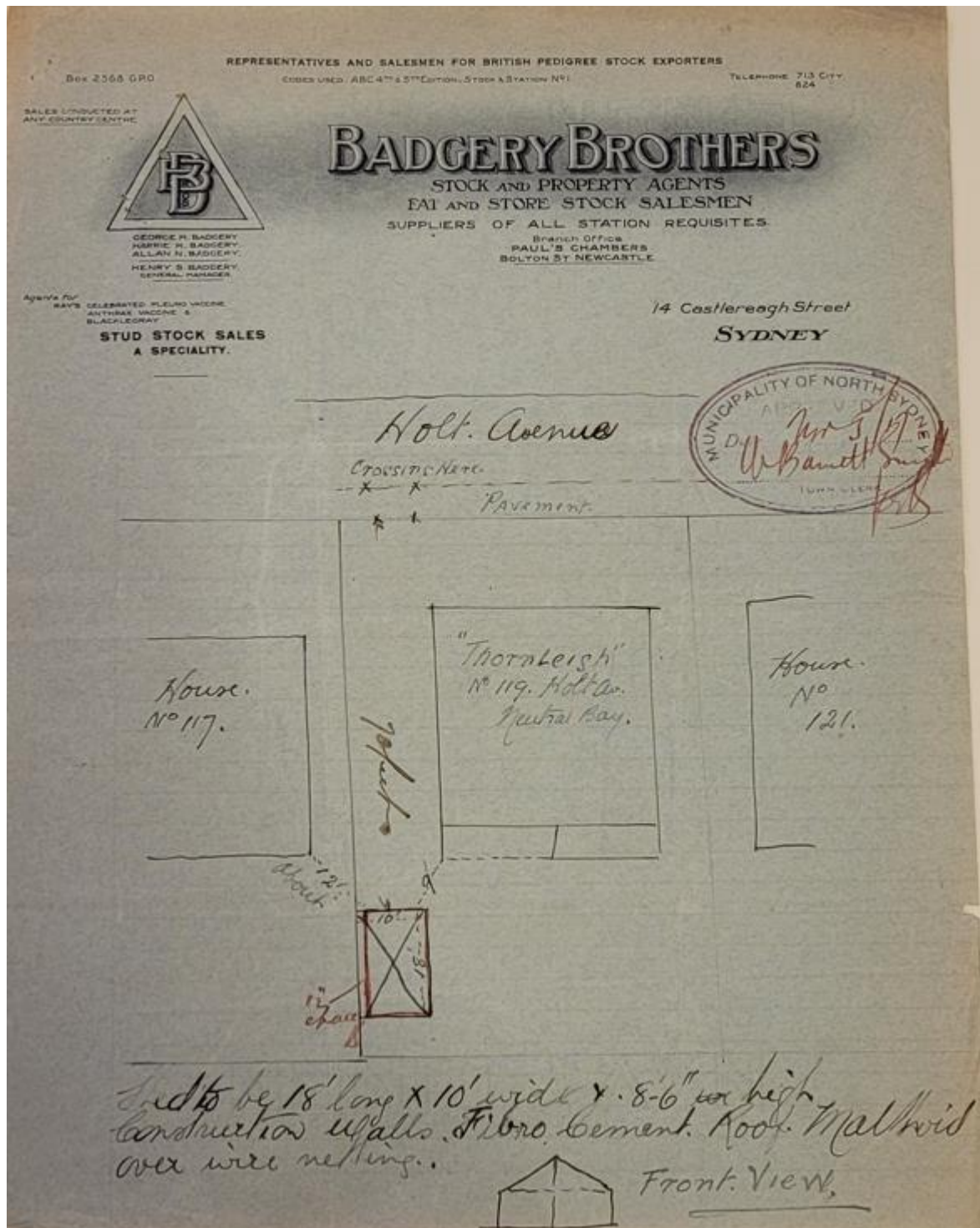


Figure 4.14 Sketch plan for proposed garage, 1927. (Source: NSMCA 91/5.7 1927)

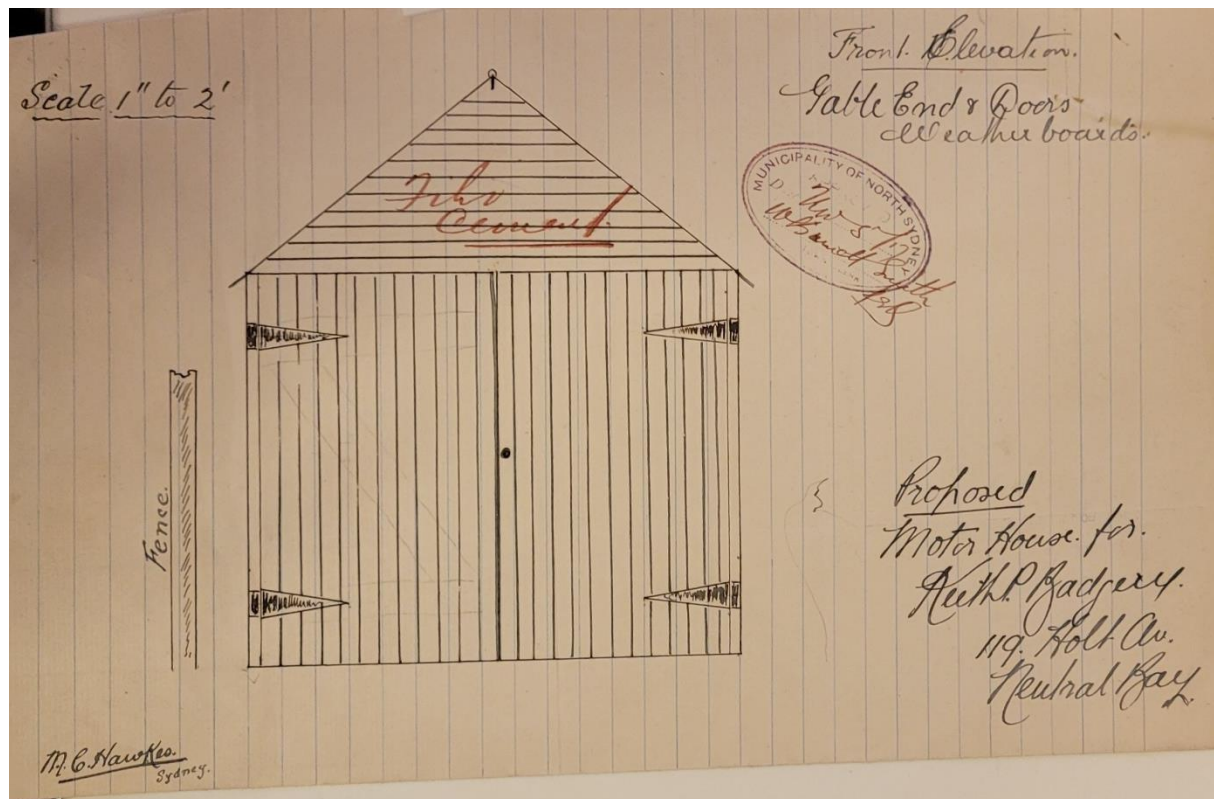


Figure 4.15 Front elevation, proposed motor house for Keith P Badgery, 119 Holt Avenue, Neutral Bay, 1927. (Source: NSMCA 91/5.? Folder B, 1927)

In 1938 the property changed hands to Cremorne widow Blanche Helen Champion. She owned and occupied 119 Holt Avenue until her death on 7 October 1959. The following year the property passed to her executor Dennys Alexander Hill Champion, an electrical engineer of Cremorne. He promptly sold it the same year to Neutral Bay widow Frances Fanny Neill. She owned and occupied it until at least 1980. In August 1961 Frances Neill lodged a successful building application to Council to undertake alterations and additions to the dwelling valued at £400. The work consisted of an enclosed verandah at the rear and an extension to the existing garage. The work was carried out by R Kidd.⁴⁷

The property was the subject of a building application in 1990 for Peter and Ilsa Trurau. BA 90/623 comprised alterations to the residence estimated to cost \$75,000. The plans were drawn by Tomaszewski Associates Pty Ltd Architects and comprised alterations and additions to the dwelling: front fence, family room, kitchen, garage, laundry and bathrooms (shown in Figure 4.16, Figure 4.17, Figure 4.18, Figure 4.19, Figure 4.20 and Figure 4.21). Approval was granted for the building works in December 1990. An amendment was subsequently granted in 1991 for the conversion of the approved garage to a carport in the same location.⁴⁸

Figure 4.22 comprises a survey sketch of the property in 1992. No. 119 Holt Avenue was advertised for auction sale in November 1993 and again in June 1995. By this date the house was called 'Oakhurst'. No. 119 Holt Avenue was sold most recently in April 2020.

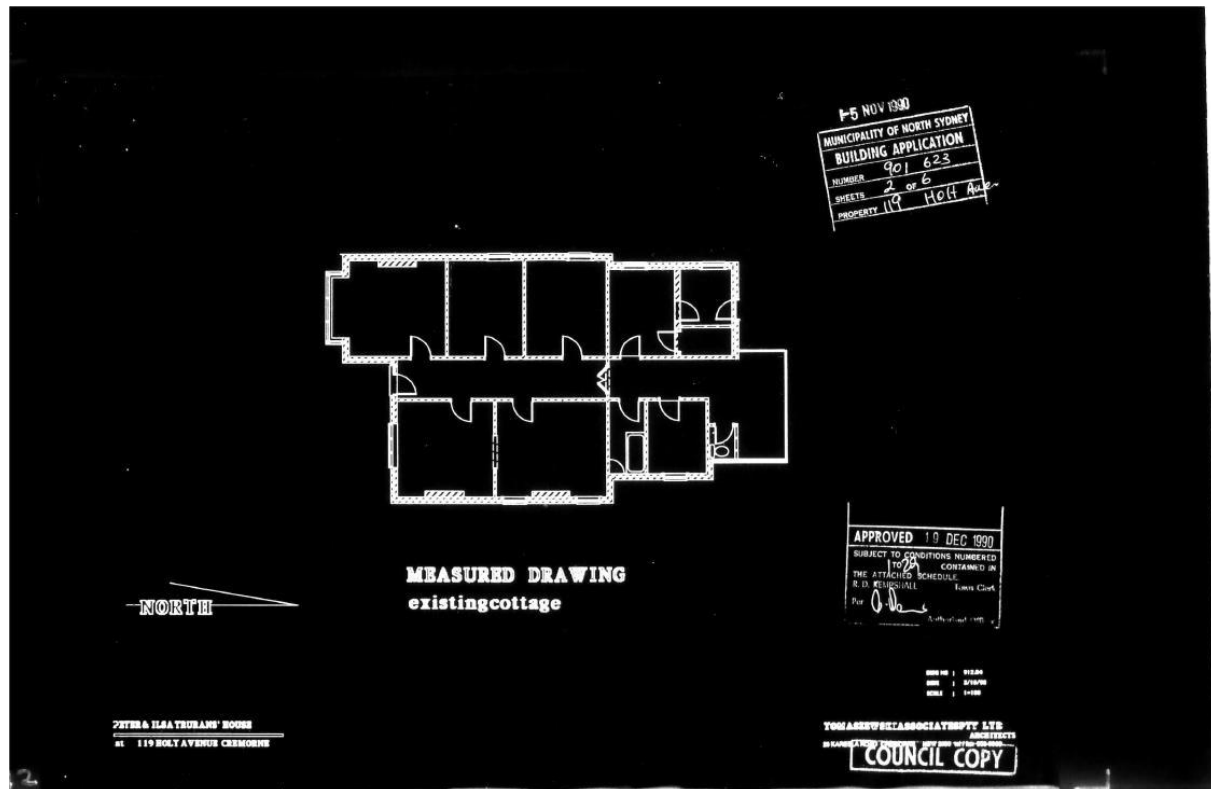


Figure 4.16 Measured drawing, existing cottage, 119 Holt Avenue / Tomaszewski Associates Pty Ltd, October 1990. (Source: North Sydney Council, BA623/90)

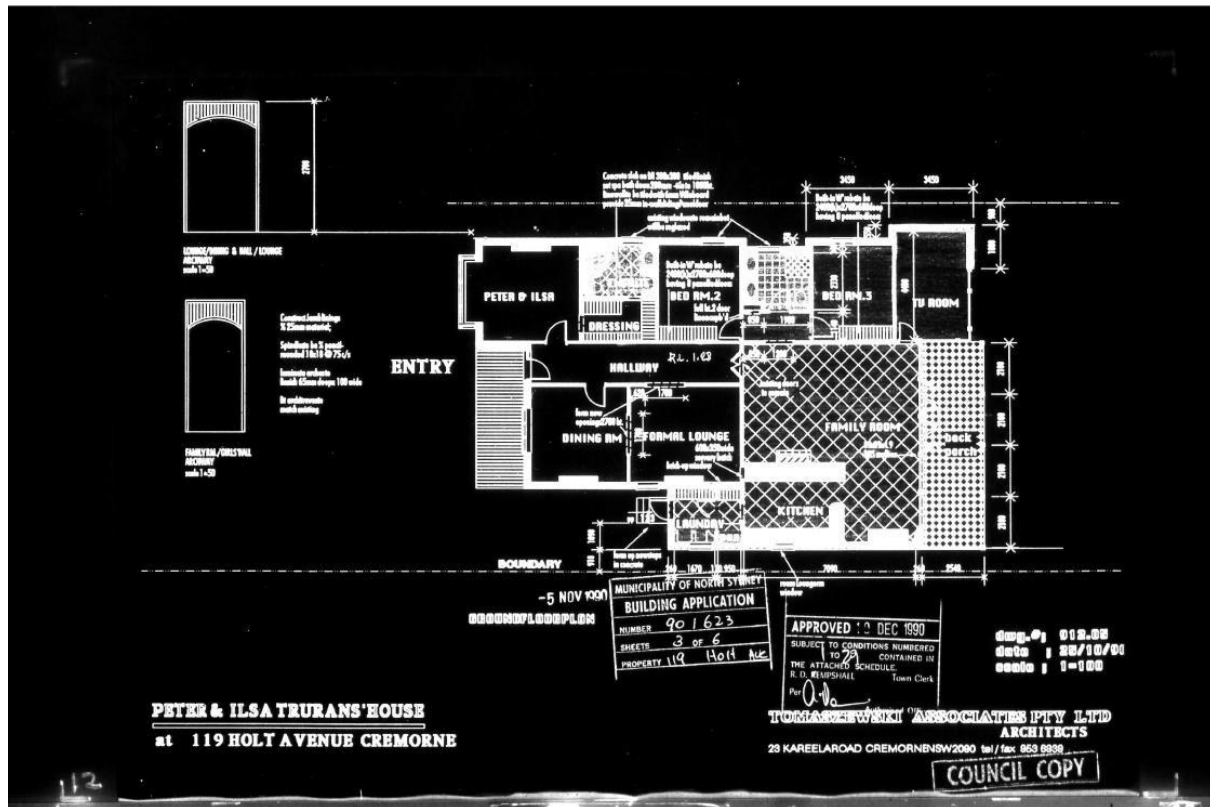


Figure 4.17 Ground floor plan, Peter and Ilsa Truran's house, 119 Holt Avenue / Tomazswski Associates Pty Ltd, October 1990. (Source: North Sydney Council, BA623/90)

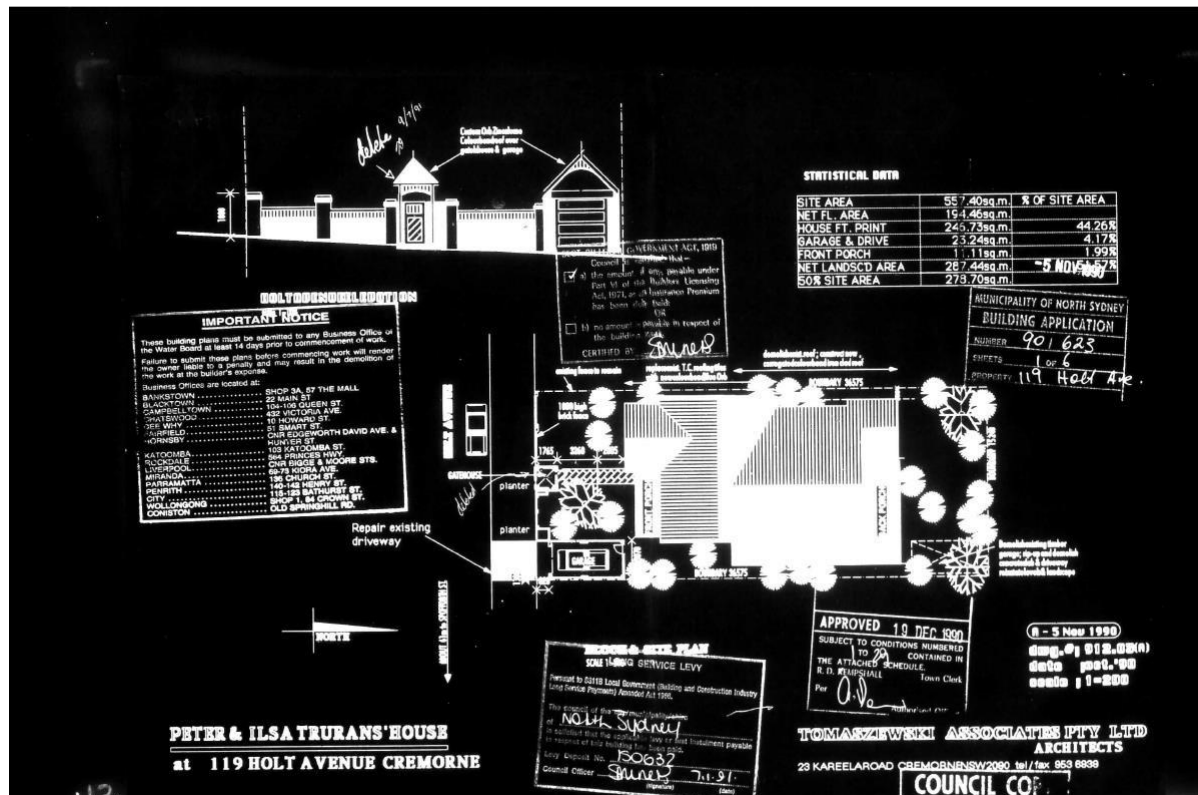


Figure 4.18 Block and site plan, Peter and Ilsa Truran's house, 119 Holt Avenue / Tomaszewski Associates Pty Ltd, October 1990. (Source: North Sydney Council, BA623/90)

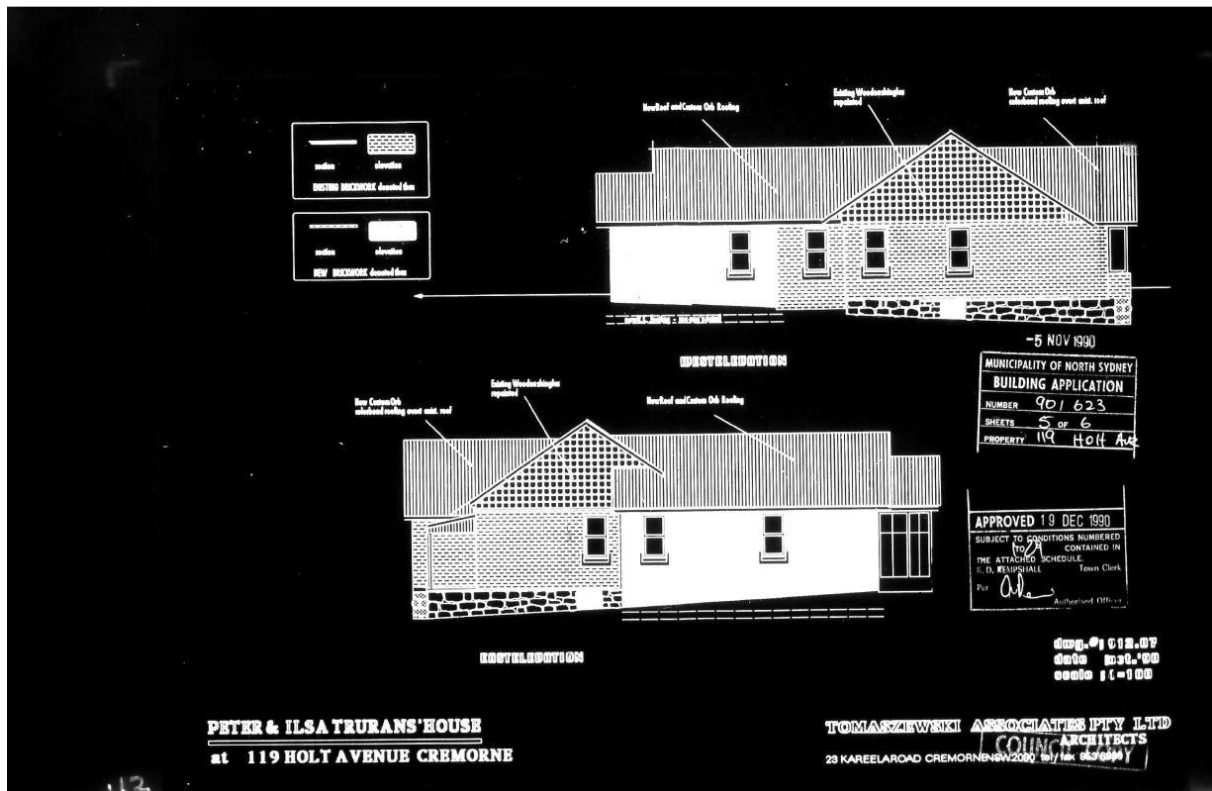


Figure 4.19 North and south elevations, Peter and Ilsa Truran's house, 119 Holt Avenue / Tomaszewki Associates Pty Ltd, October 1990. (Source: North Sydney Council, BA623/90)

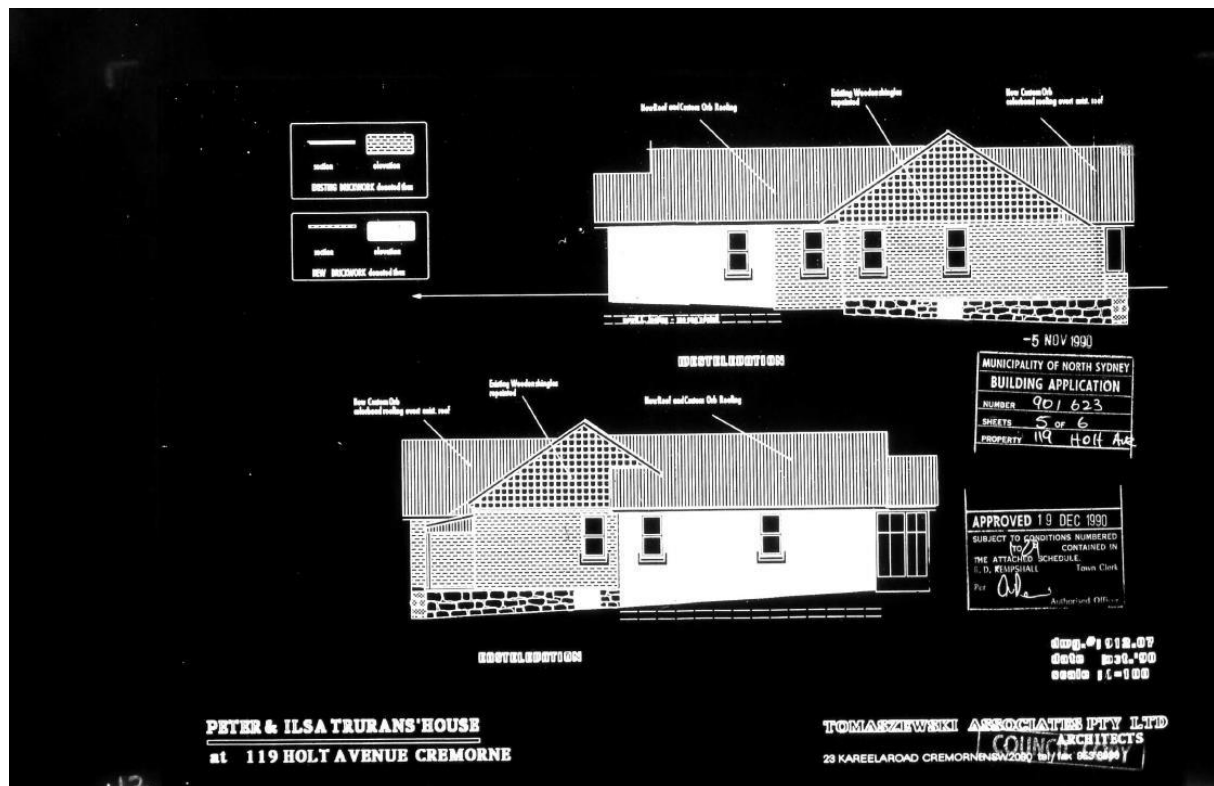


Figure 4.20 East and west elevations, north and south elevations, Peter and Ilsa Truran's house, 119 Holt Avenue / Tomaszewski Associates Pty Ltd, October 1990. (Source: North Sydney Council, BA623/90)

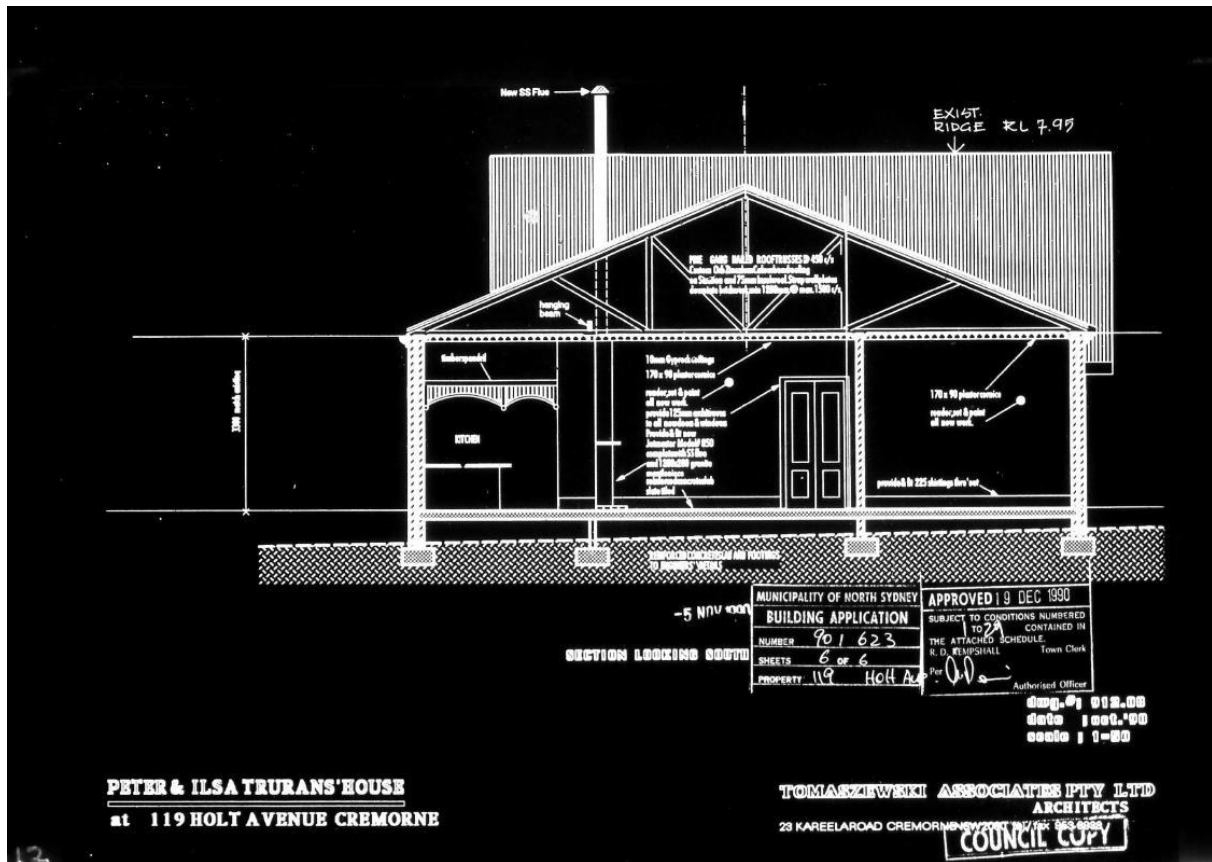


Figure 4.21 Section looking north—north and south elevations, Peter and Ilsa Truran's house, 119 Holt Avenue / Tomaszewski Associates Pty Ltd, October 1990. (Source: North Sydney Council, BA623/90)

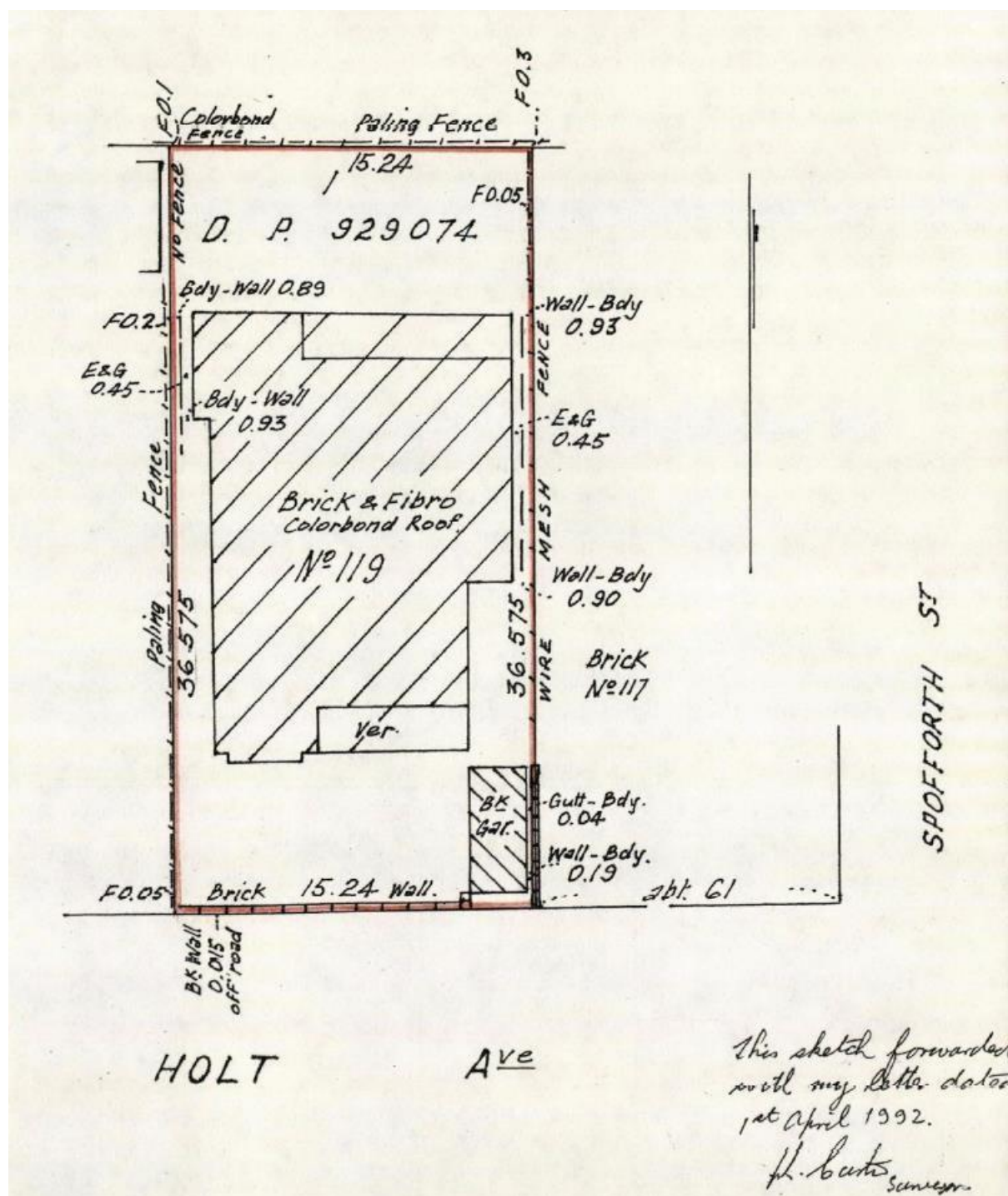


Figure 4.22 Survey sketch plan of 119 Holt Avenue, April 1992, by Robert L Curtis, surveyor.
(Source: North Sydney Council, P339/119/9)

8.5.1.4 4.3.4 121 Holt Avenue

No. 121 Holt Avenue is located on Lot 19 and part Lot 20 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). On 22 November 1906 Ross obtained lease 448387, comprising Lot 19 and part Lot 20, the present site of 121 Holt Avenue.

The 1907–08 rate book lists Thomas Ross as the rate-paying lessee of a parcel of land leased from the Warringah Property Company. The house was completed by the beginning of 1908, because the 1908–09 rate book notes Thomas Ross as the ratepaying lessee of the property, which was described as a vacant house. The rate book entry also indicates that Ross conveyed the underlease to Walter Gohrs of Mosman. Mrs L Martin is listed in Leoneville (alternatively spelt Leonville), Shadler Street [sic]. The 1911–13 Valuation Book shows John Cooper as the owner of the property and that Gohrs has sold the underlease to Earnest Hines while the house was named Leonville. Hines sold the underlease of the cottage by 1914 to Mrs Esther Falk.

The 1914 Valuation Book lists Leena [sic] Martin as the occupant of 121 Holt Avenue, and the rate-paying lessee was Mrs Esther Falk from 1914 to at least 1917–19. The house was variously occupied in the 1920s including by HE Taylor and then Alfred Williams. Williams renamed the house 'Karoo'. According to North Sydney Council triennial valuation books Alfred Williams was recorded as the occupant of the property in 1917–19, 1920–22 and 1922–24; however, it is not entirely accurate as he died in March 1922, survived by his widow, Annie Williams. The property was advertised for auction sale as Karroo on 12 July 1923 by order of the Public Trustee, estate of Alfred Williams, deceased:

An attractive cottage, well built of brick on stone, with a tiled roof, verandah in front and rear, and contg. hall, living room, dining room, 3 bedrooms, bathroom with heater, shaving cabinet, etc. Large kitchen, with has stove and range, laundry, pantry, etc. Electric light and sewer'.⁴⁹

The advertisement stressed that the property was offered on title leasehold.⁵⁰ The property does not appear to have changed hands at this date as there is no record on the leasehold title document.

The freehold of multiple allotments in the Long View and Parraween estates, including the subject land, was sold to General Investments Limited in January 1924. In the meantime

Annie, Alfred's widow, continued to live at 121 Holt Avenue and is listed as the occupant in the 1925–27 Valuation Listing.

The Williams family continued to occupy 121 Holt Avenue. In March 1941 the engagement of Kathleen, the only daughter of Mrs Annie Williams and the late Alfred Williams, to Jack Howard, only child of Mr and Mrs W H Selway of Sydney, was announced in the *Sydney Morning Herald*.⁵¹

No. 121 Holt Avenue was sold in May 1943 to Annie Agnes Williams, George Williams and Kathleen Williams as tenants in common.⁵² The trio are listed at this address in the 1943 electoral rolls. One member of the family, Winfred Sarah Williams, MB, B.Ch (Wales), was registered by the New South Wales Medical Board care of 121 Holt Avenue in 1944.

Kathleen Selway (nee Williams) was widowed in 1944 when her husband, Flying Officer Jack Howard Selway of the RAAF, was killed in action in Timor. She continued to live at 121 Holt Avenue with her mother during this period and became the registered proprietor in October 1947. She was listed at this address until the 1963 electoral roll.

The property changed ownership in April 1963 to Marjorie Emily Bawtree Alley, 'spinster', of Cremorne. She owned and occupied 121 Holt Avenue until a little before her death in August 1984 when she was living at Oatley. In December 1984 the property passed by transmission to Vivienne Watkins nee Alley, who had shared the house with Marjorie Emily Bawtree Alley from before 1968. No. 121 Holt Avenue was advertised for auction sale in March 1985 when it was sold to Richard Maxwell Fyson Woods. A survey sketch (Figure 4.23) was prepared to accompany the change of ownership to Council in 1985. Coinciding with the change of ownership RM Woods lodged a successful building application for additions to the rear of the dwelling by Progressive Constructions Pty Ltd, which were estimated to cost \$15,000.⁵³ Later the same year Council approved an amended drawing for a new front fence and additions to the residence.

RM Woods lodged a building application to Council in December 1992 to construct alterations and additions to the existing house costing \$18,000; the builder was Progressive Constructions Pty Ltd.⁵⁴ The works comprised a new bedroom, bathroom, walk-in wardrobe and a timber deck with pergola at the rear of the dwelling. Council issued approval for the application in February 1993. The following year Woods lodged a successful application to erect a double carport at the property by Progressive Constructions Pty Ltd.⁵⁵

The property last changed hands in 2010. In 2013, development application 7/13 was lodged with Council for a new front fence and gates.

HILL & BLUME
REGISTERED SURVEYORS



DATE: 2nd May, 1985
REF: 34018-18793 KB
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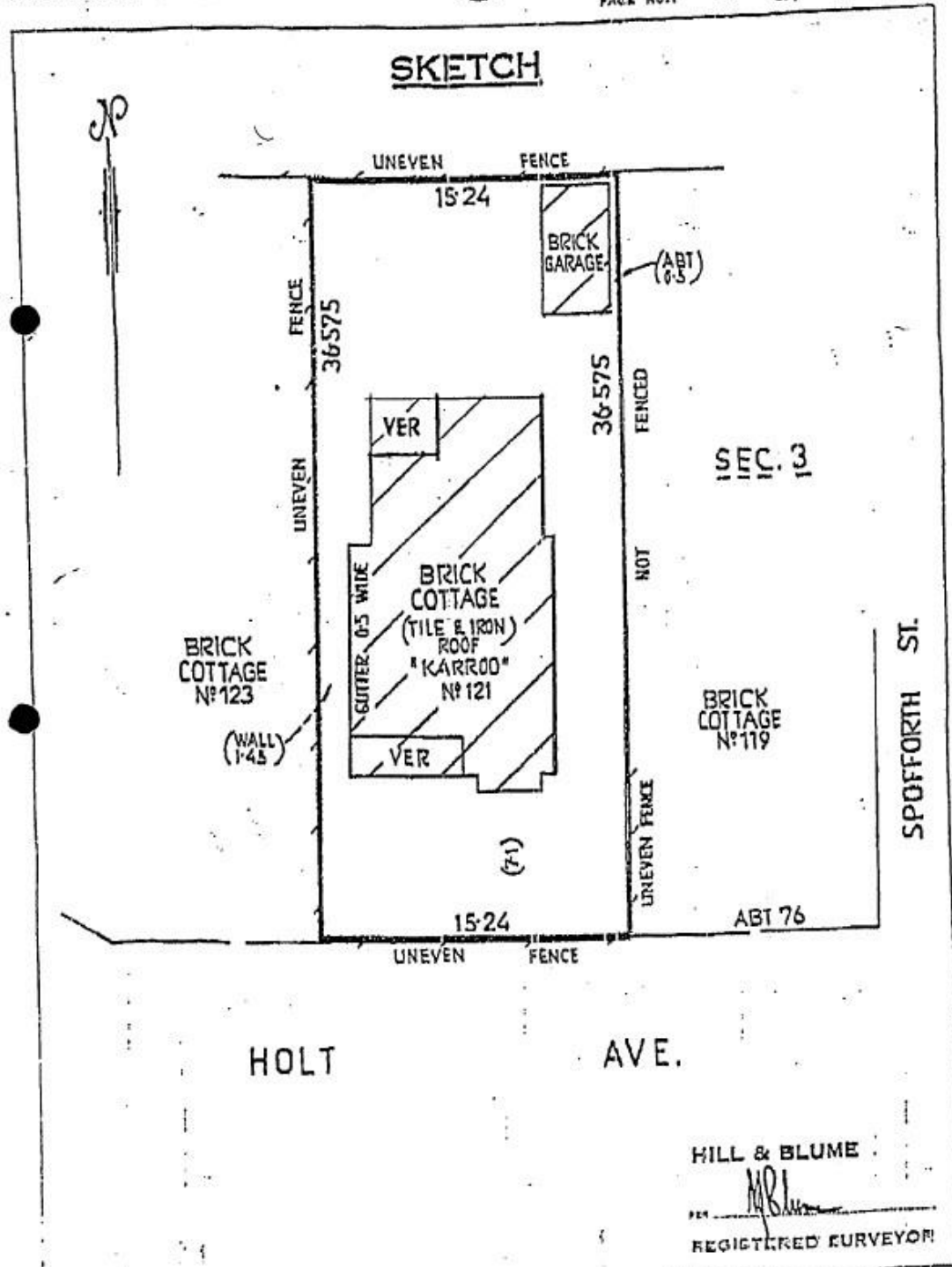


Figure 4.23 Survey sketch of 121 Holt Avenue, 1985/Hill & Blume. (Source: North Sydney Council, P339/121/3)

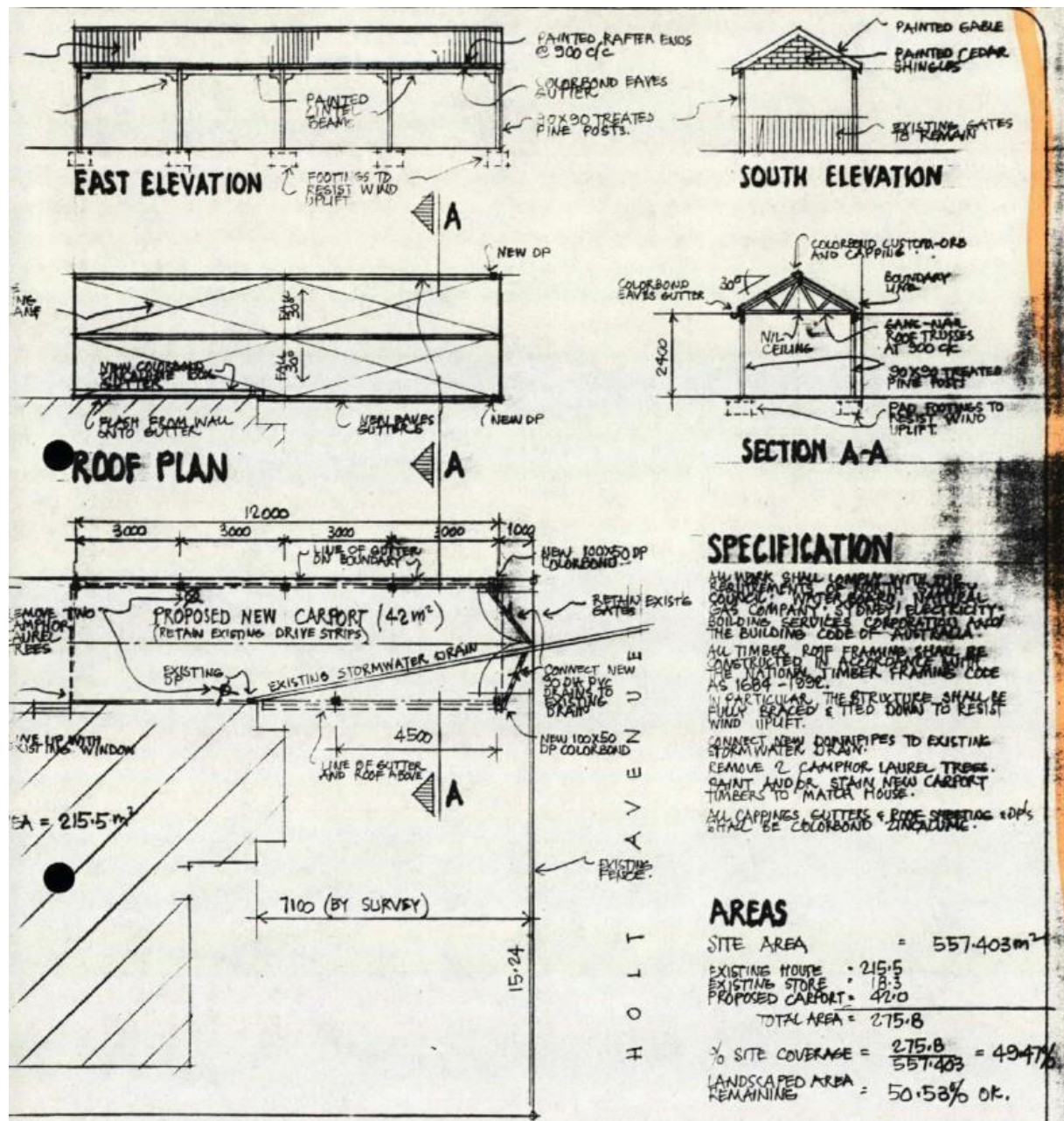


Figure 4.24 Part sections and elevations plan for proposed double carport, 121 Holt Avenue, 1994. (Source: North Sydney Council, P339/121/3)

8.5.1.5 4.3.5 123 Holt Avenue

No. 123 Holt Avenue is located on Lot 18 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16/part Lot 17 (site of 125 Holt Avenue) and Lot 18/part Lot 17 (site of 123 Holt Avenue).⁵⁶ Consequently 123 and 125 Holt Avenue share a common history.

In the 1907–08 rate book, Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this is not borne out by land title documents. Though Garton's wife Helen was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, the first reference to the underlease of the subject land on the certificate of title records only the underlease to Richard Henry Pearce of the three allotments.

Many of the underleases sold in the Long View Estate were acquired by a relatively small number of individual speculative investors and builders. Among these was Thomas Ross, who purchased the underlease of most of the allotments in Section 3 fronting Spencer Road (then named Middle Street) and the allotments fronting Spofforth Street, along with a small number of allotments in Holt Avenue, including part of the subject site. Helen Rebecca Garton, the wife of architect Edward Skelton Garton, owned the underlease of at least half of the allotments in Section 4, fronting the southern side of Holt Avenue, among others parcels in the estate. Undoubtedly her husband purchased the land and put the lots in her name. Richard Henry Pearce was another speculative builder on the Long View Estate, owning the underlease of several allotments, including the site of 123 and 125 Holt Avenue.

In the 1908–09 rate book Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessee and occupier of the land respectively, effective from 26 June 1908. The 1908–1910 Valuation Book described the property as being occupied by Reginal Wickham, owned by John Cooper and leased to Richard Henry Pearce. The valuation entry indicates it was an 'unfinished house' but the unimproved, improved and annual values of £300, £775 and £55 listed respectively indicate that the house was completed during the three-year period, most likely in 1908 or 1909.

The house was probably designed by Edward Skelton Garton as it appears he and Richard Henry Pearce had an agreement to jointly build houses in the Mosman and Cremorne area. However, a dispute arose between the two men when Garton accused Pearce of lying about their business arrangement and not giving him the profits from the sales of houses they had jointly built. This financial dispute resulted in court proceedings that led to Edward Skelton Garton being declared bankrupt by public notice on 8 December 1908. The court found there was a partnership between the gentlemen and

that Garton was Pearce's architect.⁵⁷ The newspaper accounts do not specifically mention Holt Avenue (formerly Shadler Street) but the rate records certainly connect Garton and Pearce to the subject site. The house was built around this time and is listed in the 1908–10 triennial valuation book as an unfinished house owned by John Cooper, leased to Richard Henry Pearce and occupied (when completed) by Reginald Wickham. The house, called 'Bangalow', is first listed in the Sands Directory in 1909 occupied by Wickham. The following year Bangalow was occupied by Mrs Agnes Mack. She is listed as the occupant of the property in the 1911–13 Valuation Book. Mack was listed here until 1912. The next occupant recorded at this address is Mrs RF Furber in 1913 and 1914, also confirmed by the 1914 rate book entry.

In 1914–15 Richard Henry Pearce sold the lease of the subject site to Annie Rebecca Small, wife of William Paul Small, a company manager of Sydney, and Hilda Beaumont Moginie, wife of Arthur Harold Moginie of Neutral Bay, a manufacturers' agent and niece of William Paul Small. AH Moginie is listed at this address in the Sands Directory from 1915. AH Moginie was one of the first two directors of new company Stewart Black Proprietary Limited, which was a manufacturing stationer, printer, etc.

Annie Rebecca Small leased the property in November 1922 to Herbert Woodley Gilles, a company manager. The following year the property was advertised to lease as a 'five roomed cottage, glassed-in sleeping-out verandah, all conveniences, lawns etc'.⁵⁸ No. 123 Holt Avenue was occupied from this time by a succession of tenants, among them George Birtles and his wife Ethel May Birtles. They were listed at 123 Holt Avenue in April 1945 when they were advised their son Flight Sergeant Ronald Joseph Birtles was presumed killed in action in Europe. The following January Ethel died aged 57 years.

Following the death of Annie Rebecca Small in April 1944 the property changed hands in December 1950 to Kenneth James Turton, a clerk of Neutral Bay. He and his wife Joan Noeleen Turton are listed at 123 Holt Avenue in electoral rolls from at least 1954 until 1972. During their ownership and occupancy of the residence North Sydney Council approved a building application in 1961 by Betabilt Carports & Garages to erect a garage at the property.⁵⁹

In November 1972 the property was sold to Thomas Murray Slimmon, trader (and the owner of adjoining property, 125 Holt Avenue), of Cremorne. TM Slimmon received an order in March 1973 to demolish and remove the timber-framed addition attached to the rear of the existing cottage, which was built without Council approval (Figure 4.25). Council noted one month later that the owner had made no attempt to demolish the unauthorised works. In May David Slimmon applied to erect a single-storey addition at the rear of the dwelling on behalf of his deceased father, TM Slimmon. Council rescinded the notices served and approved the building application subject to 18 conditions. In

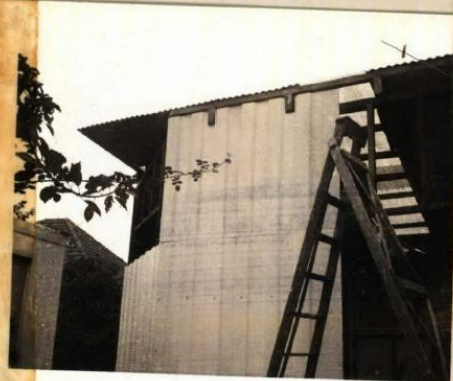
particular, condition 15 stipulated that the unauthorised work was to be demolished and condition 16, the external walls of the addition were to be constructed of a material similar to the existing cottage and to the satisfaction of Council's building surveyor.⁶⁰ The application lapsed in February 1975, no substantial work having commenced. It is unclear from Council records if the unauthorised additions had been demolished.

No. 123 Holt Avenue changed hands again in October 1975 to David Graham Slimmon of Cremorne, an animator, and the son of the previous owner.

AG

UNAUTHORISED

BUILDING WORKS
AT 123 HOLT
AVE. CREMORNE.



PHOTOGRAPHS
TAKEN 6-3-73.



ADDITIONAL
ROOM - SIZE
APPROX. 27'x14'x14'



Figure 4.25 Three views showing unauthorised building works, 123 Holt Avenue, 6 March 1973.
(Source: North Sydney Council, P339/123/3)

No. 123 Holt Avenue was advertised for sale in March 1985 for \$169,950 as an 'original 3 bed...home in top location, very livable with potential to improve'.⁶¹ A second advertisement in June 1985 described the property as an 'unrenovated Federation home'.⁶² Slimmon owned the property until July 1986 when it was conveyed to Geoffrey Thomas Butterworth and Margaret Yvonne Butterworth. Butterworth was an architect and managed his own company Geoff Butterworth & Partners.

The following July (1987) the Butterworths lodged a building application in July to construct alterations and additions to the dwelling, comprising the demolition of the existing verandah, separate WC, bathroom, fireplace and laundry, and alterations/additions comprising an ensuite, bathroom, laundry, skylights, sunroom and verandah.⁶³ Later the same year they lodged a successful building application in November to erect a swimming pool and carport at the property. The works were valued at \$25,000.⁶⁴

A survey sketch plan was prepared for the site in March 1988 by Hill & Blume (Figure 4.26). The property was advertised for auction sale in October 1994 (Figure 4.27) and it was sold the following January to Sarah Elizabeth Wansey.⁶⁵

The most recent development applications at 123 Holt Avenue comprise CDC 67/11, lodged 2 June 2011 and determined on 6 June 2011, to demolish the skillion roof to the rear portion of the existing house, construct a two-storey extension and reconstruct the existing pool to a new shape.

Three years later CDC 322/12 was lodged on 23 December 2014 and determined on 5 January 2015 for modifications to approved alterations and additions to an existing dwelling.

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DATE: 30th March 1988

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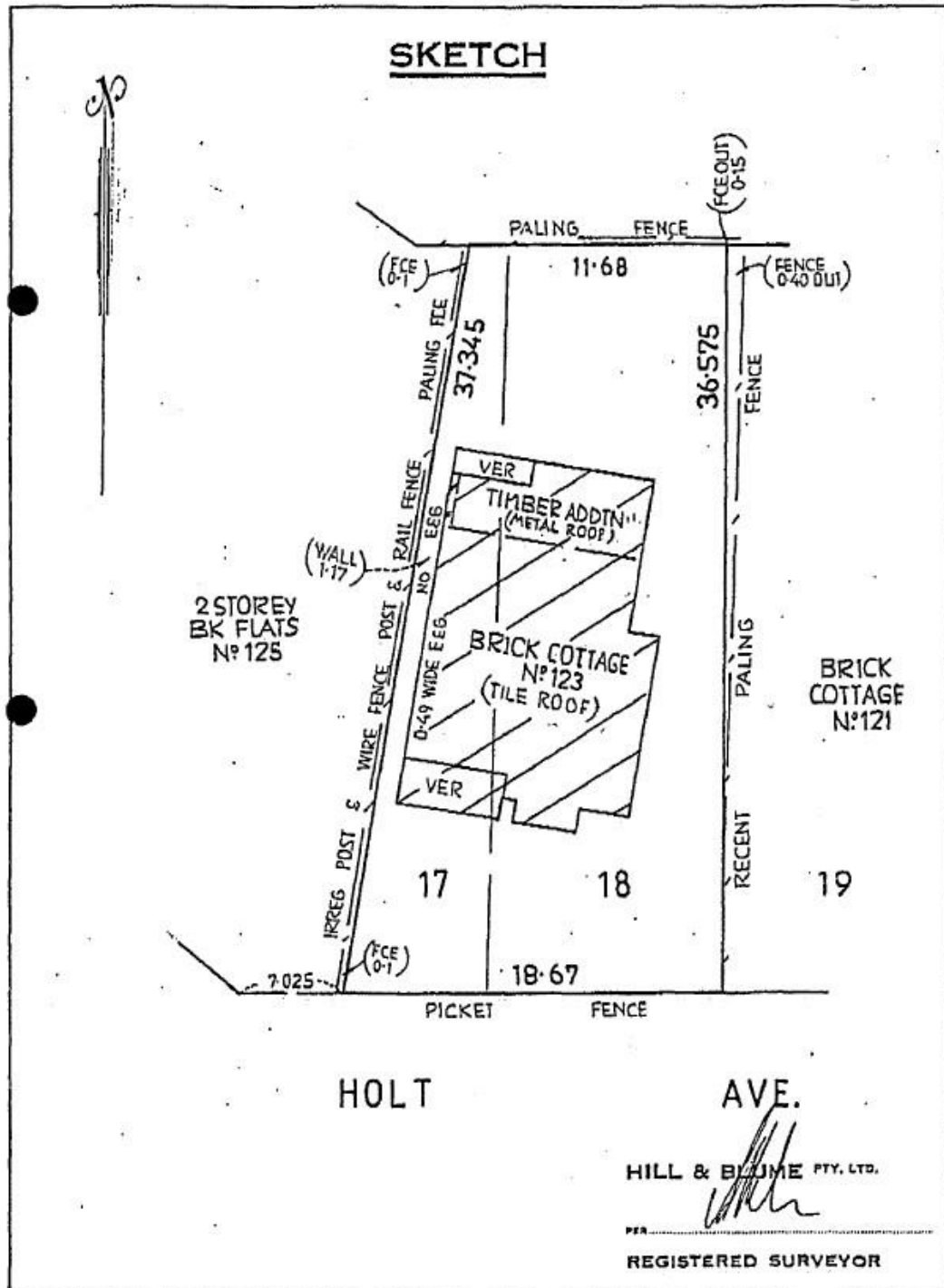


Figure 4.26 Sketch plan of 123 Holt Avenue, March 1988, Hill & Blume. (Source: North Sydney Council, P339/123/3)

No. 123 Holt Avenue was advertised for auction sale in October 1994 as per the notice in Figure 4.27.



Figure 4.27 Auction sale advertisement. (Source: *Sydney Morning Herald*, 8 October 1994, p 70)

8.5.1.6 4.3.6 125 Holt Avenue

No. 125 Holt Avenue is located on Lot 16 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16 and part Lot 17 (site of 125 Holt Avenue) and Lot 18 and part Lot 17 (site of 123 Holt Avenue).⁶⁶ As a consequence 123 and 125 Holt Avenue share a common history.

In the 1907–08 rate book Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this was not borne out by land title documents. His wife, Helen, was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, but the first reference to the underlease of the subject land in Section 3 is as referenced earlier when Richard Henry Pearce was noted as the owner of the lease of the said allotments.

In the 1908–09 rate book, Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessees of the land, effective from 26 June 1908.

The most likely explanation of the contradictory documentation relates to an arrangement that existed in this period between the two gentlemen (discussed in Section 4.3.5 above). It appears that Edward Skelton Garton and Richard Henry Pearce had an agreement whereby Pearce agreed to take ownership of the underlease of several parcels of land at Mosman, employ Garton to design houses which Pearce would erect on the sites, with the subsequent profit from the sales being split between the two men. Their dispute is described in Section 4.3.5. As previously mentioned, the newspaper accounts do not specifically refer to Holt Avenue (formerly Shadler Street).

In December 1913 Richard Henry Pearce, builder, lodged a successful building application to North Sydney Council to build a cottage on Lot 16 (and part Lot 17). It is possible that Pearce utilised Edward Skelton Garton's drawings to complete 125 Holt Avenue given their former partnership in building houses in the area.

The house was completed by November 1914, when Edna Walker of 'Carina' [125 Holt Avenue], Shadler Street, Neutral Bay' reported the theft of a gold brooch during an excursion to the beach. This was the first mention of a house name for this property. In May 1915 Richard Henry Pearce sold the property to Julia Jones White and Harriet Susanna Walker as tenants in common.⁶⁷ Carina is first listed in the Sands Directory in 1916.

No. 125 Holt Avenue was advertised for sale in December 1917 as a 'Modern Detached DF Brick Cottage, slate roof, 6 large rms, lounge hall, and offices, in perfect order, 3 verandahs, 2 mins from Military-rd. Land 79 x 21, Torrens'.⁶⁸ The property was sold to Emily Grace Brooke, a 'spinster' of Cremorne, in March 1918. The triennial valuation books 1920–22, 1922–24 and 1925–26 list Edith Marie Brooke and Emily Grace Brooke as the rate-paying lessees. The former is also listed at 125 Holt Avenue in the Sands Directory after this date, while the latter is listed at 125 Holt Avenue in the electoral rolls from 1931. They commissioned a local builder, M de Chateaubourg of Wollstonecraft, to undertake additions to the residence in 1924.⁶⁹ The Sands Directory in 1928 lists multiple tenants at 125 Holt Avenue including Emily Grace Brooke, ES Maclean, Mrs Rosengarten and E Moffatt.

Edith Marie Brooke died at 125 Holt Avenue in July 1928. Following the death of Emily Grace Brooke in May 1942 the property was conveyed to Wilfred Clarence Brooke of Cremorne, a retired stock and station agent. In the period between the respective deaths of Edith and Emily Brooke there were other occupants. The Sands Directory of 1932–23 lists Emily Grace Brooke, Mrs CS Smyth and Mrs WD Rosengarten at 125 Holt Avenue. Another tenant was Frank Gillespie (1937).

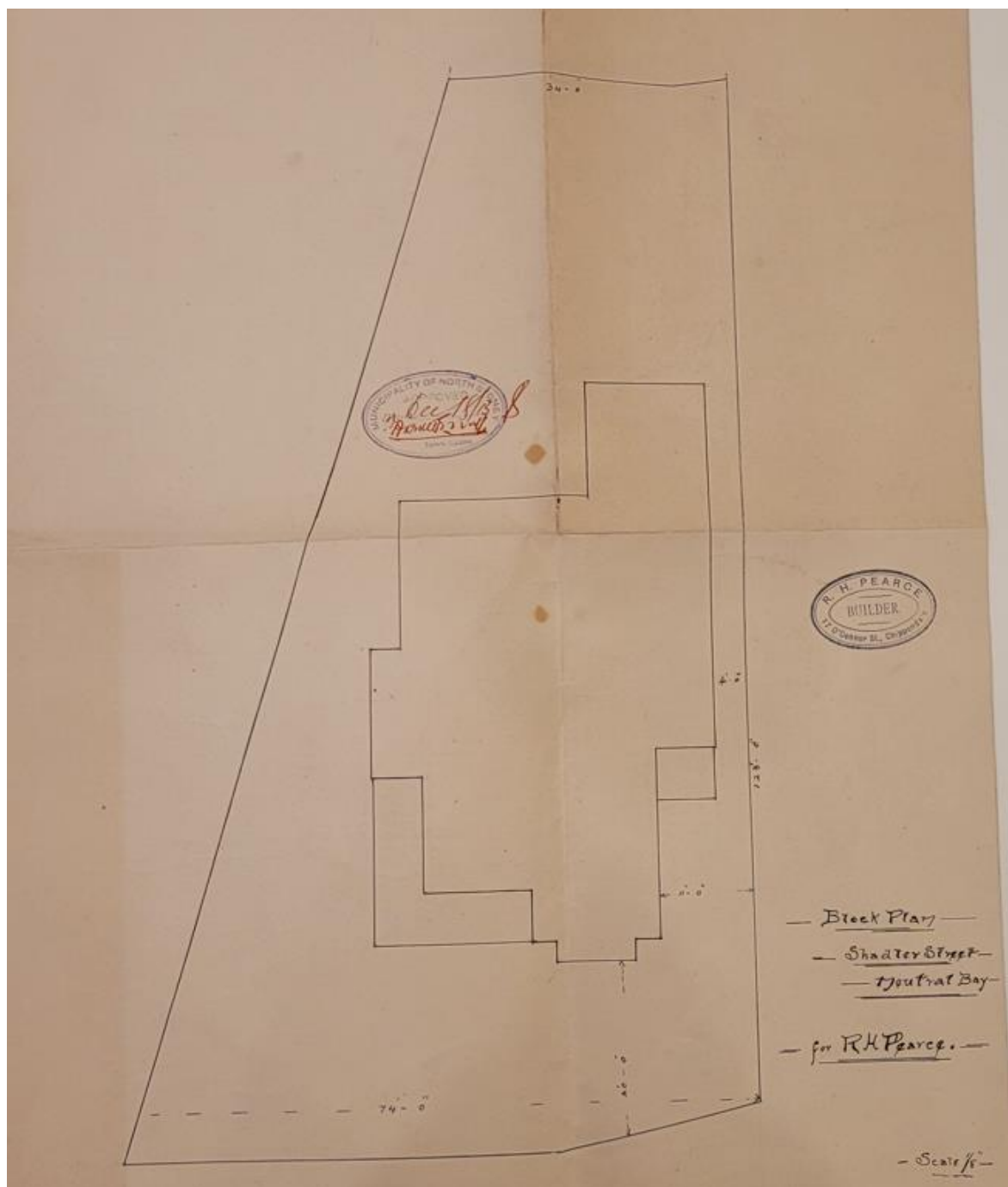


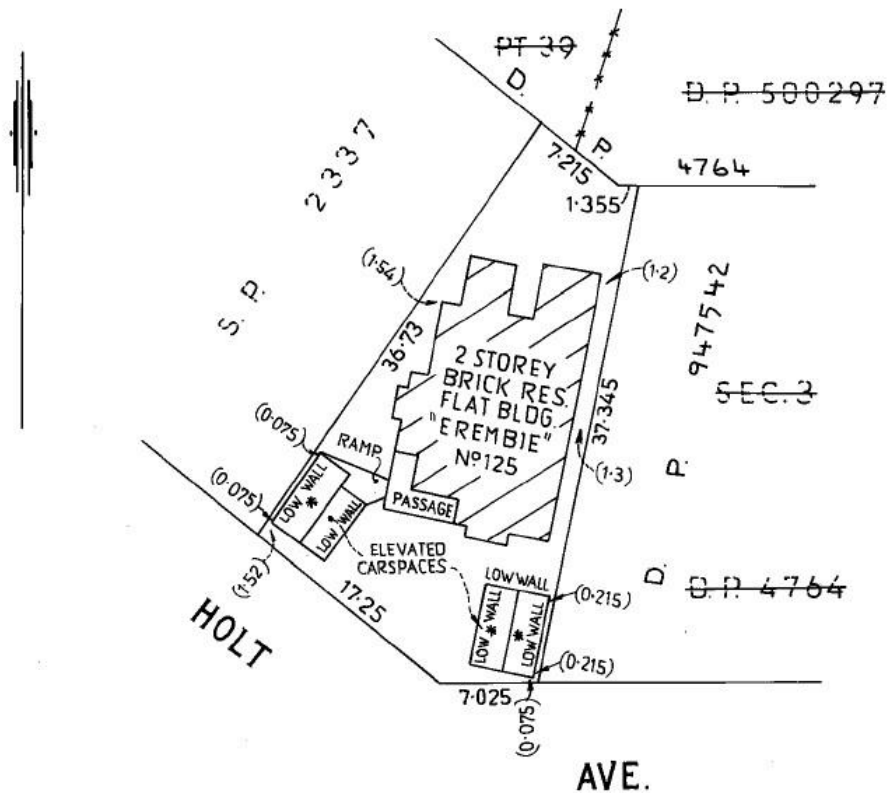
Figure 4.28 Block plan of Shadler Street, Neutral Bay for RH Pearce, 1913. (Source: NSMCA 91/5, Folder P, 1913)

When Wilfred Clarence Brooke died in 1948 the property changed hands in May 1950 to William Carl Chadwick and Shaw Strickland as tenants in common. Two months later they transferred 125 Holt Avenue to Elsie Moulder Maclean, Marion Isabel Wallen, Dorothy

Edith Bagot and Helen Edith Elaine Moore as tenants in common. The following year William Henry Cory Allison and Gwendoline Charlotte Allison became registered proprietors of the property.

Following the death of William Henry Cory Allison in January 1953, his widow sold the property in March 1955 to James Daniels of Cremorne, airline employee, and his wife, Isabel Joan Daniels. They do not appear to have lived here. James became the sole owner in April 1959 following Isabel's death. He owned 125 Holt Avenue until December 1970 when it was sold to Thomas Murray Slimmon of Cremorne, a trader. Following his death, 125 Holt Avenue changed hands in October 1975 to his son, David Graham Slimmon of Cremorne, an animator.

David Slimmon conveyed the property in 1976 to David Leslie Abrahams. At this date the deed was cancelled, and a strata plan registered.⁷⁰ The strata plan (Figure 4.29, Figure 4.30 and Figure 4.31) shows the property known as Erembie subdivided into four tenancies. The individual units were later sold at different times to separate owners.



* DENOTES COVERED CARSPACE

Figure 4.29 Plan of strata subdivision of Lot 16 and Part Lot 17 Sec 3 DP 4764, Strata Plan 11200, registered 8 September 1976. (Source: NSW Land Registry Services, Strata Plan 11200)

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 3 Sheets

STRATA PLAN 11200

CAR SPACES

SCHEDULE OF UNIT ENTITLEMENT	
LOT NO	UNIT ENTITLEMENT
1	20
2	25
3	25
4	30
AGGREGATE	100

- NOTES**
1. AREAS ARE APPROXIMATE ONLY
 2. ● DENOTES COVERED CARSPACE
 3. CARSPACE PT. LOT 3 LIMITED IN HEIGHT TO 2.4 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR
 4. LOW WALLS SUPPORT SUSPENDED CONCRETE FLOOR OF CAR SPACES

N.E. FACE OF BK' WALL	
2.35	2.53
PT. 2	PT. 1
●	●
6.05	6.05
(14 m ²)	(15 m ²)
2.35	2.53
LINE OF ENDS OF WALLS	

Reduction Ratio 1: 125

Lengths are in metres

[Signatures]
SURVEYOR'S REFERENCE:

Figure 4.30 Strata Plan 11200, Unit Entitlements (carpark spots). (Source: NSW Land Registry Services)

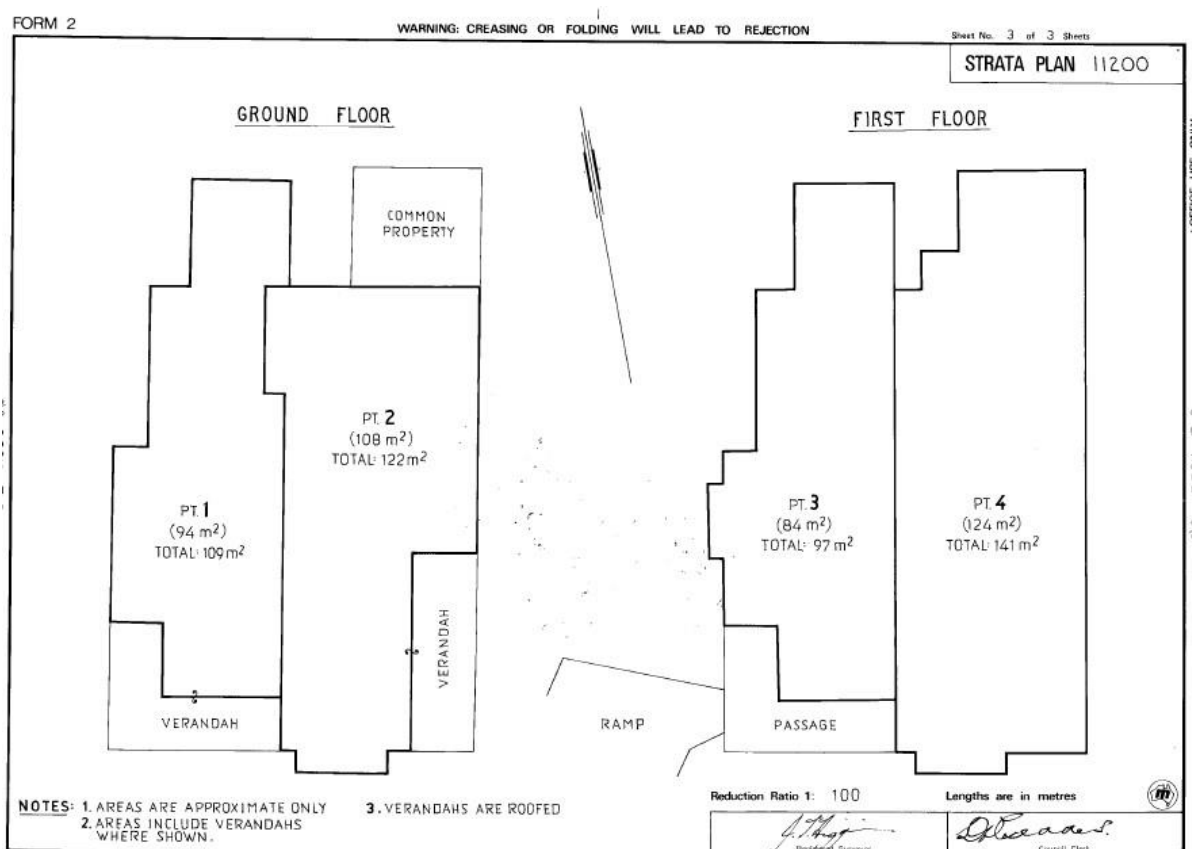


Figure 4.31 Strata Plan 11200, ground and first floors. (Source: NSW Land Registry Services)

In 1994 the property was listed as a heritage item in Local Approvals Policy No 4: Heritage Conservation following the North Sydney Heritage Study Review in 1993 by Godden Mackay. It was transferred into the Schedule of Heritage Items in the Draft Local Environmental Plan in 1997 and placed on public exhibition.

Roderick and Frances Frazer lodged an application to undertake alterations to 3/125 Holt Avenue in September 1997. The works comprised erecting four skylights and renovating the bathroom including removing the existing bath. Council approved the application in October 1997.⁷¹ Figure 4.32 comprises the elevations and floor plan of the approved works.

The following year the building was described as a 'rare successful synthesis of styles which has produced an attractive building whose bulk is not apparent from the frontage. It is a rare survivor in its immediate vicinity'.

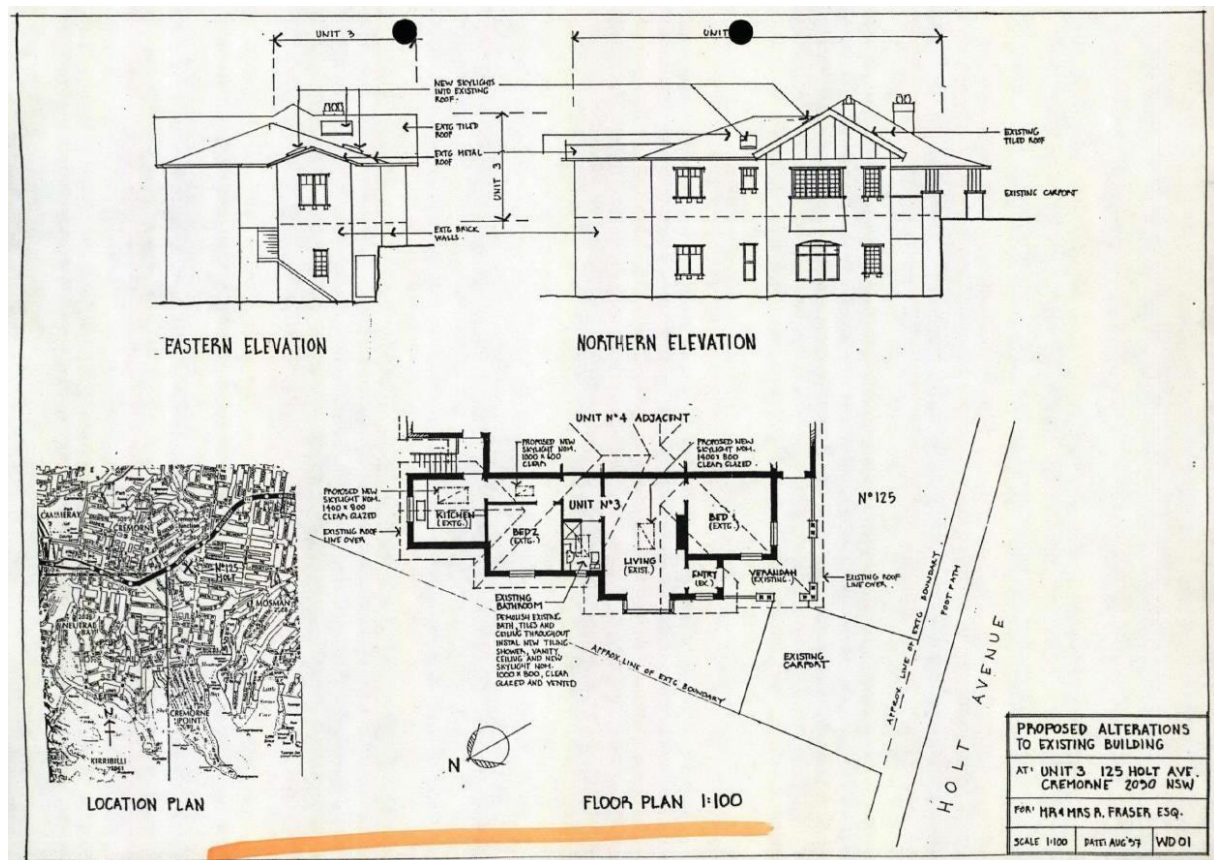


Figure 4.32 Proposed alterations to existing building, Unit 3, 125 Holt Avenue Cremorne for Mr and Mrs R Frazer, August 1997. (Source: North Sydney Council, P339/125/3)

8.5.1.7 4.3.7 131 and 133 Holt Avenue

No. 131 Holt Avenue is located on lots 11 and 12 in Section 3 of DP 4764 (Long View or Longview Estate).

In May 1891 Adolph Caesar Shadler sold the underlease of lots 11 and 12 in Section 3 of the Long View Estate to James Smith of North Willoughby, builder.⁷² The following year William Henry Paling and The Assets Realization and General Finance Company Limited (the new lessees of the Long View Estate) re-conveyed the underlease of lots 11 and 12 in August 1892 to James Smith of North Willoughby, builder.⁷³ At this date Smith mortgaged the land to Amos Downes Shephard to secure £400.⁷⁴ Smith built upon the land between May 1891 when he first purchased the underlease and late 1892 when the new lessees reconveyed the underlease to him. The 1893–93 rate book contains an entry for a vacant, six-roomed brick house with a slate roof with an annual value of £50 described as being sited on Lot 11; the property was owned by Cooper and leased by James Smith.

According to the 1893 Sands Directory, A (Andrew) C Cunningham was the first occupant of the house. The 1893–84 rate book entry lists the brick and slate house of one storey and six rooms on lots 11 and 12 of Section 3 of the Longview Estate. John Cooper is the owner and Andrew Cunningham the occupant. James Smith is named as the lessee (in reality the underlessee) while the lessee of Lot 12 is WH Paling and Assets Realization Co from AC Shadler. Inexplicably, the rate book does not indicate Lot 11 in this entry, possibly an omission by the rates clerk.

By 1895–96 the rate book describes the building with an iron roof, not slate as previously indicated, but otherwise the description matches previous entries. A notation indicates James Smith is the lessee of lots 11 and 12. During this 12-month period the tenant Andrew Cunningham moved out of the house.

By 1896 Smith had defaulted on the mortgage so the property underlease was conveyed to Amos Downes Shephard. In July the same year a detail survey plan was prepared for this part of the borough of North Sydney. The Sheet 80 survey plan (Figure 4.33) shows the house spanning both lots. The footprint of the building depicts a verandah to part of the front elevation and two identical projecting wings to the rear partly flanking a small verandah. A small outhouse is located on the far northwest boundary of the site.

According to the rate books the house was occupied by Walter Cook from 1896–97 to 1898–99. There is an annotation in the 1896–97 book indicating 'land belongs to house'. AD Shepherd is named as the lessee of the property until his death in 1900 when the lease passed to Blanche Robinson of Columbia, New York, USA.⁷⁵

Stephen Woods, a retired policeman, moved into the house by the beginning of 1900. He and his wife Ellen named the house 'Pambula' as he was stationed for many years in the Eden district on the South Coast of New South Wales. The 1901 Census names Stephen Woods as the principal householder of 'Pambula' in Shadler Street, occupied by himself and three females. The *Daily Telegraph* reported from Pambula in January 1899 that Stephen Woods 'is retiring on a well-earned pension'.⁷⁶ The *South Coast Times and Wollongong Argus* reported from Pambula in July 1902 that Stephen Woods, 'formerly Sergeant of Police in this district for many years, is again in very poor health'.⁷⁷ His death 'at his residence, Neutral Bay' aged 64 years was reported in South Coast newspapers in December the same year.⁷⁸

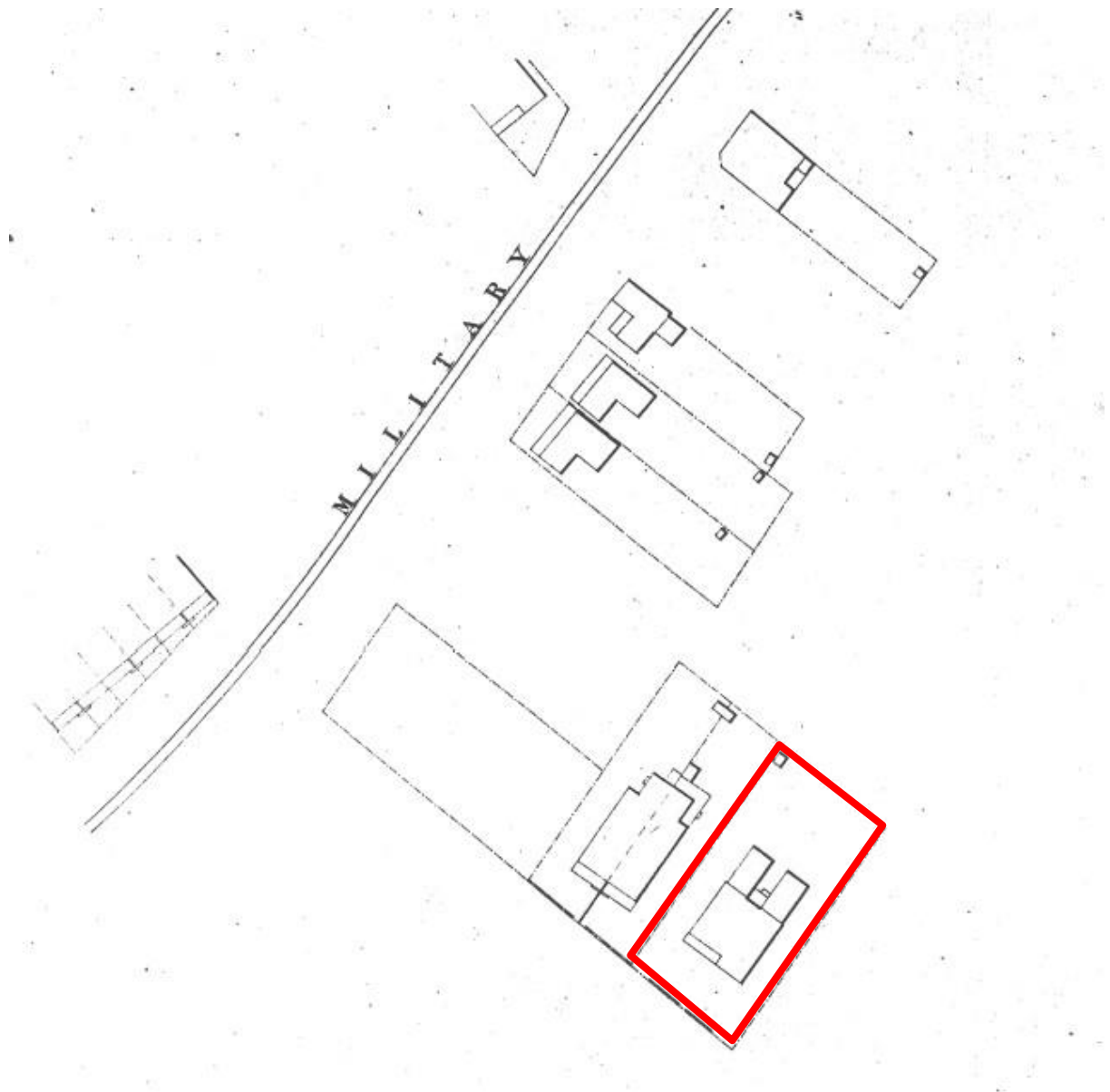


Figure 4.33 Extract from Detail Survey North Sydney Sheet 80, July 1896, outlining the footprint of the present numbered 131-133 Holt Avenue outlined in red. (Source: North Sydney Heritage Centre, Stanton Library)

In April 1903 Blanche Robinson assigned the underlease of lots 11 and 12 to Charles Edward Robinson of North Sydney.⁷⁹ Mrs Ellen Woods continued to live in the house after her husband's death in 1902, and until 1908-10, the rate and valuation books indicate the subject property was rated as a single house. The records diverge at this time as to the occupation of the property. The rate and valuation books suggest that Ellen Woods occupied 27 Shadler Street until 1903-04, followed by Arthur Jackson (1905-06) and James Fenwick Guthrie (1907-08). The Sands Directory, however, lists Mrs S Wood [sic]

at Pambula to 1912 (numbered 27 and later 29 Shadler Street). However, there is also a house at 27 Shadler Street named Twynham in 1906 and later renamed Pitairlie (27 Shadler Street). This suggests that the house was divided into two tenancies in about 1905–06 but not confirmed in North Sydney Council records. Pitairlie was advertised for auction sale on 31 July 1908 by Richardson and Wrench (Figure 4.34).

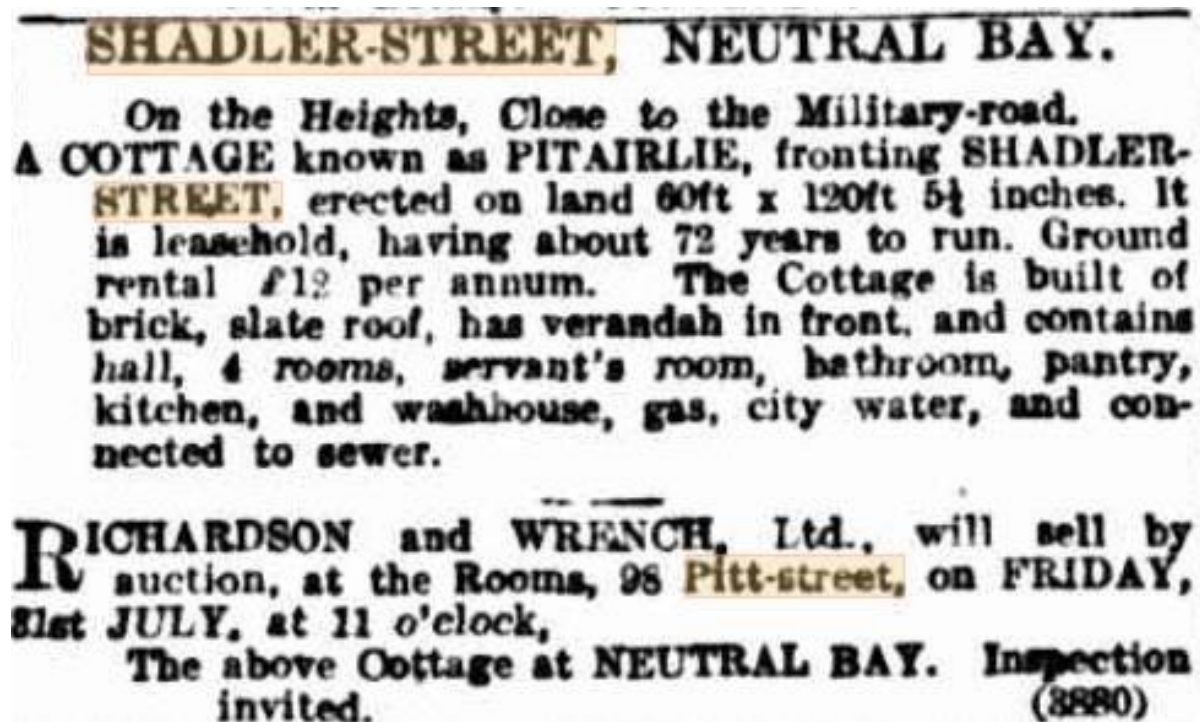


Figure 4.34 Auction sale advertisement. (Source: *Sydney Morning Herald*, 27 July 1908, p 3)

Charles Edward Robinson conveyed the underlease of the property in 1909 to his wife Mary May.⁸⁰ She in turn sold the underlease of lots 11 and 12 in 1911 to Mrs Mira Kate Reynolds, the wife of Arthur Joseph Reynolds, for the sum of £409.⁸¹ Arthur Joseph Reynolds (1865–1948) was a solicitor and alderman of North Sydney Council.

In 1911 Arthur Reynolds lodged two building applications (BAs) to North Sydney Council on 1 August (Figure 4.35) and 21 September (Figure 4.36). The first named application comprised 'additions to residence 27 Shadler st' while the latter BA consisted of 'alterations to cottage'; they were respectively approved on 4 August and 22 September the same year. The collective works extended the building and subdivided the cottage into two residences known as 27 and 27A Holt Avenue and later renumbered 131 and 133 Holt Avenue. Following approval of the building applications the cottage was extended either side of the main building level with the front elevation, a new verandah to 131 Holt Avenue, and the back courtyard filled in either side of a central brick party wall.

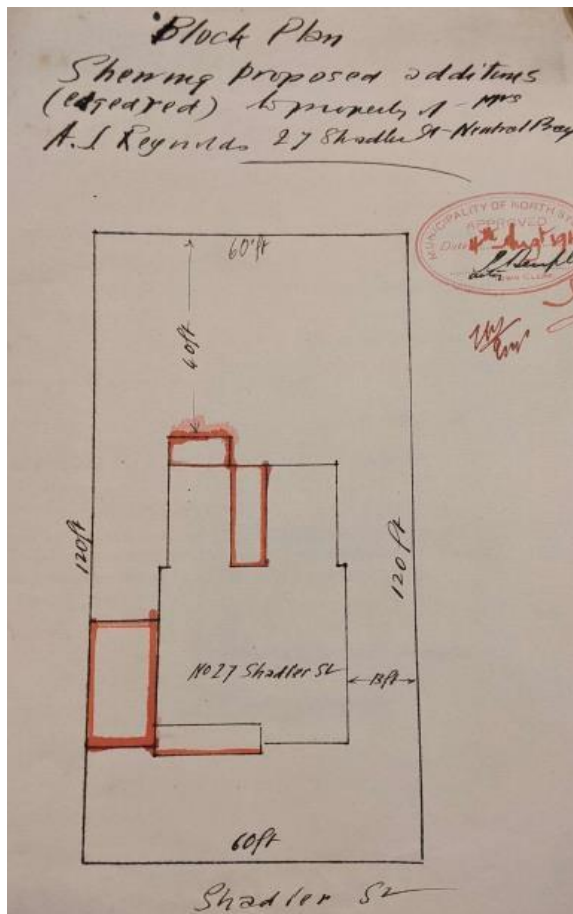


Figure 4.35 Block plan accompanying building application for '27 Shadler Street', 1 August 1911. Additions indicated in red. (Source: North Sydney Heritage Centre, Stanton Library, NSCMA 91/5.36, Box 6, Folder R, 1911)

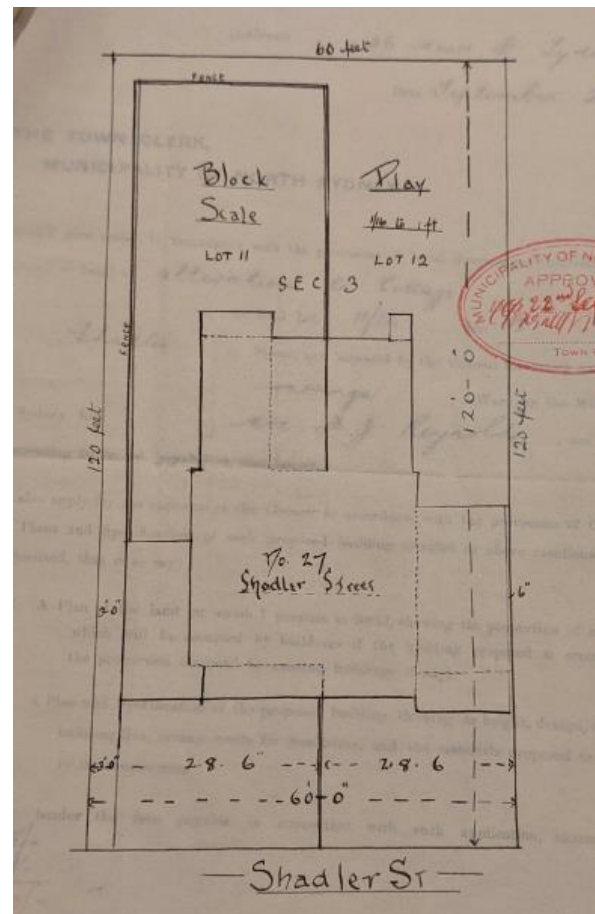


Figure 4.36 Block plan accompanying building application for alterations to cottage, 21 September 1911. (Source: North Sydney Heritage Centre, Stanton Library, NSCMA 91/5.36, Box 6, Folder R, 1911)

The Warringah Property Company, the new lessee of the lands from the Perpetual Trustee Company Limited (trustees for the estate of the late William Henry Paling), in conjunction with the Assets Realization and General Finance Company Limited, converted several parcels of land to Torrens title in 1915. Underlessees such as Mira Kate Reynolds were offered the opportunity to acquire the freehold title. Accordingly on 12 July 1916 Reynolds purchased lots 11 and 12 of Sec 3 of the Longview Estate.⁸² She promptly sold the property to Ernest Shoebridge Carr. He in turn sold to Rosamond Mary Penn in 1919. Two years later 131 and 133 Holt Avenue changed hands to Leopold Bremner, fire inspector. The family resided at 133 Holt Avenue through the 1920s and early 1930s. In the 1930 electoral roll, the residence was occupied by Leopold Bremner (insurance inspector), Vida Ann Bremner (home duties) and Vida Hettier Bremner (music teacher). Vida Ann Bremner died on 21 November 1932 followed by her husband Leopold on 3

March 1933. Their daughter Vida Hettier Bremner married John Geoffrey Matthews on 30 March 1933, shortly after her father's death.

Nos 131 and 133 Holt Avenue were conveyed in 1933 to Vida Matthews (nee Bremner). In May 1934 she advertised the property for sale as 'a pair Double-fronted Brick Cottages, £900 deposit. Apply 133 Holt-Avenue, Cremorne. Owner leaving State'.⁸³ Nos 131–133 Holt Avenue were conveyed in September 1934 to Martha Brimbecom, wife of John Nicholas Brimbecom of Balgowlah, dairyman.⁸⁴ Vida Matthews informed agents in October 1934 she had sold her properties.⁸⁵ The block plan registered on the certificate of title (Figure 4.37) only outlines that portion of the building aligned to the boundary with Lot 13, which shows the 1911 extensions to the cottage and comprising 131 Holt Avenue.

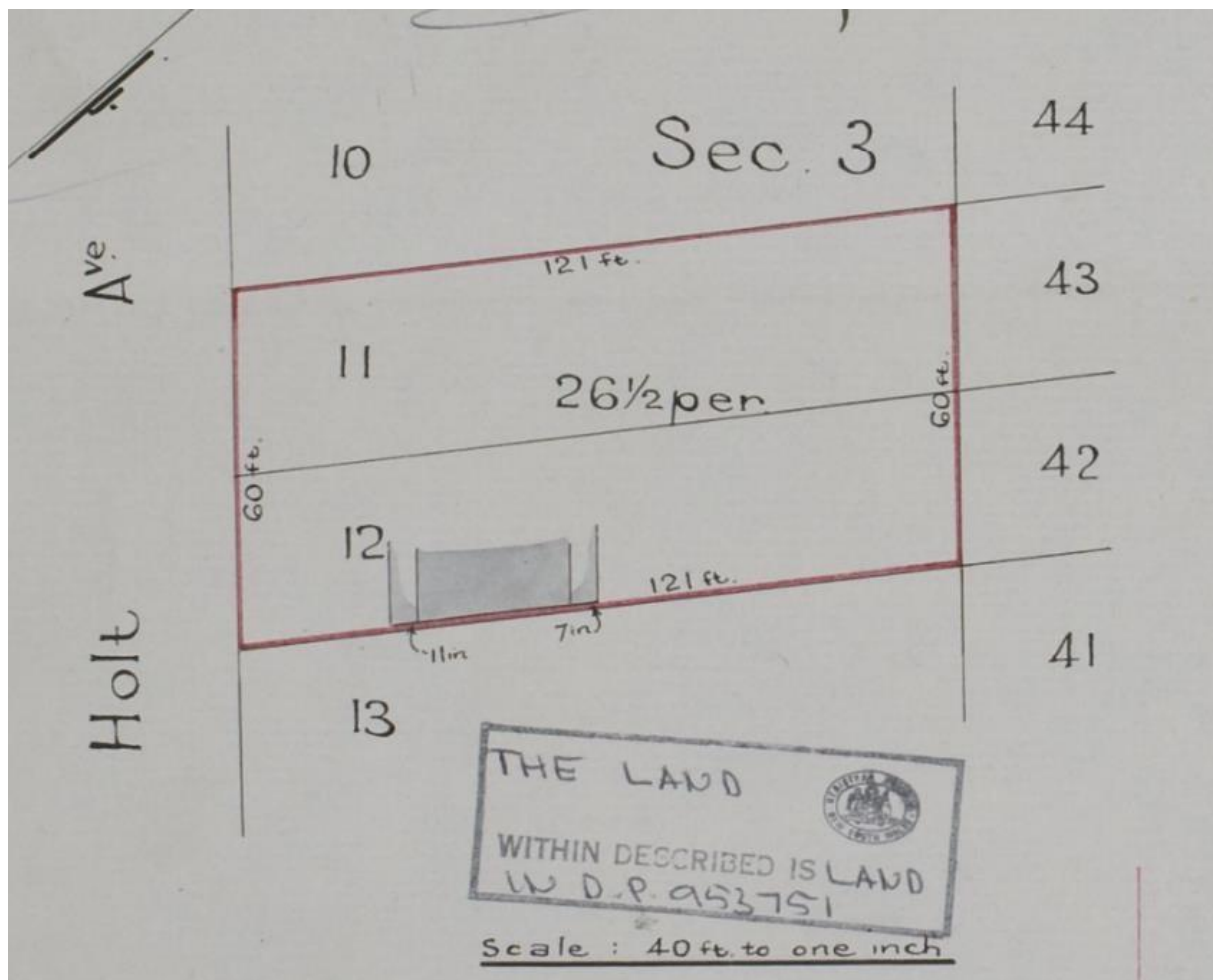


Figure 4.37 Block plan of Lots 11 and 12 Sec 3 registered on Certificate of Title Vol 4603 Fol 185, December 1933. (Source: NSW Land Registry Services)

The property was owned from 1934 to 1979 by members of the Brimbecom family.

In 1979 the property was formally subdivided into two separate allotments. No. 131 Holt Avenue was sold to Pamela Burns and 133 Holt Avenue to AD Pitt Nominees Pty Ltd.

Pamela Burns lodged an application in July 1979 to demolish the weatherboard toilet at the rear of 131 Holt Avenue and build 'a new structure containing laundry facilities, W.C. [water closet] and shower.' Amended plans submitted in August 1979 were approved one month later providing 'the dwelling shall be used as a single family residence and shall not be used or adapted to be used as flats.' Pamela Favretto (nee Burns) wrote to North Sydney Council in June 1983 indicating the 1979 plans were not prepared by an architect but by the builder (Figure 4.38).⁸⁶ The works involved the re-erection of the timber wall in brickwork' and 'installation of windows in the southern wall' as 'such windows are necessary to make the building a more healthy building.'⁸⁷

After amendments to the plans were submitted in August 1979, approval was granted for the works the following month. In addition to the standard conditions of approval, council specified the walls be of 'brick or other masonry construction', 'the northern wall of the laundry shall be located totally within the property boundary unless documentary evidence is forwarded to Council showing agreement and easement for the extension of the party wall' (see Figure 4.38) and 'the dwelling shall be used as a single family residence and shall not be used or adapted to be used as flats.'⁸⁸

In March 1982, David Liddy and Associates Architects lodged a successful building application to remove two windows and replace them with two new timber windows in the kitchen on the northwestern elevation of 133 Holt Avenue.⁸⁹ The approved plan is shown at Figure 4.39.

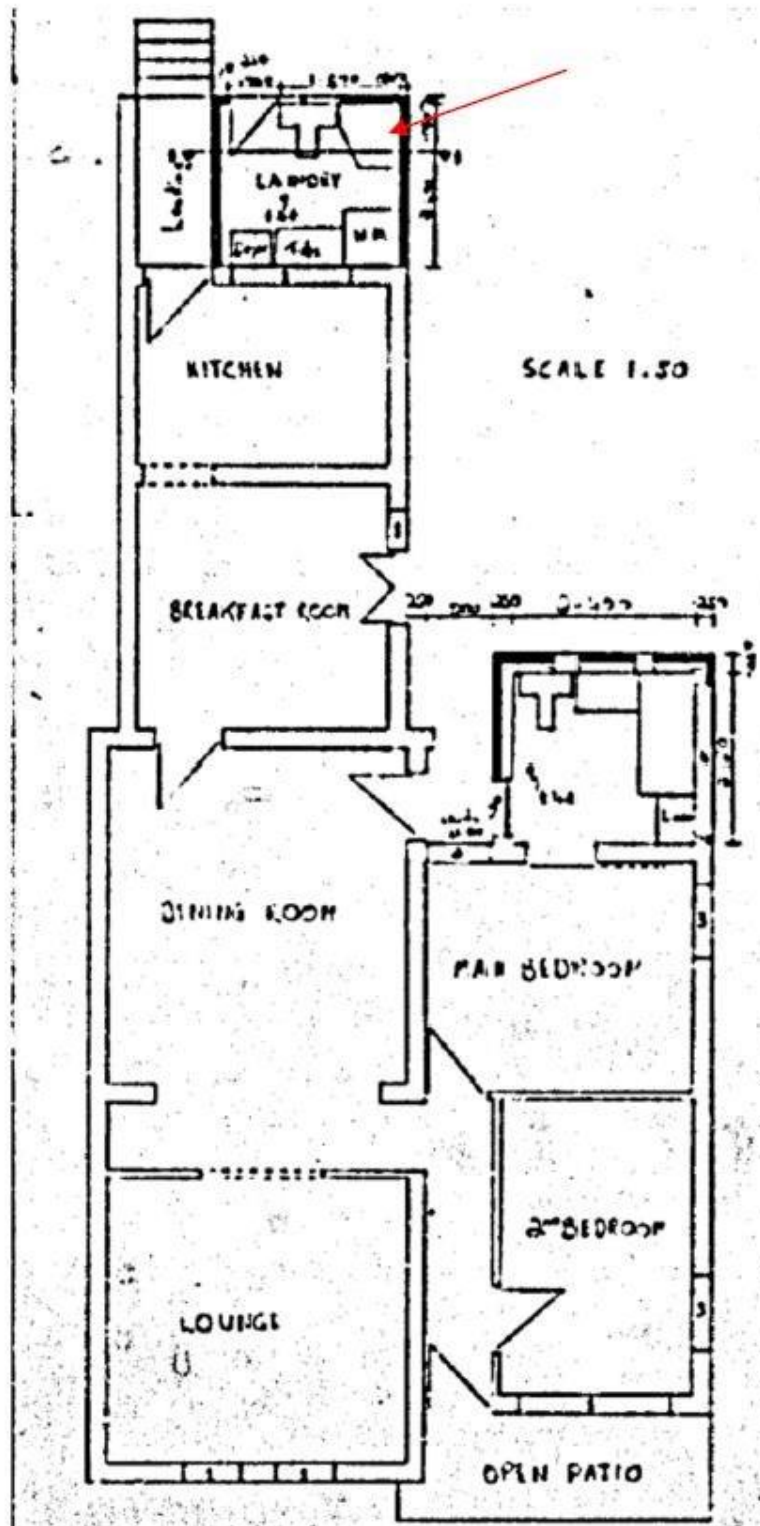


Figure 4.38 Floor plan, alterations and additions to rear laundry, 131 Holt Avenue, 1979. (Source: North Sydney Council, BA466/79)

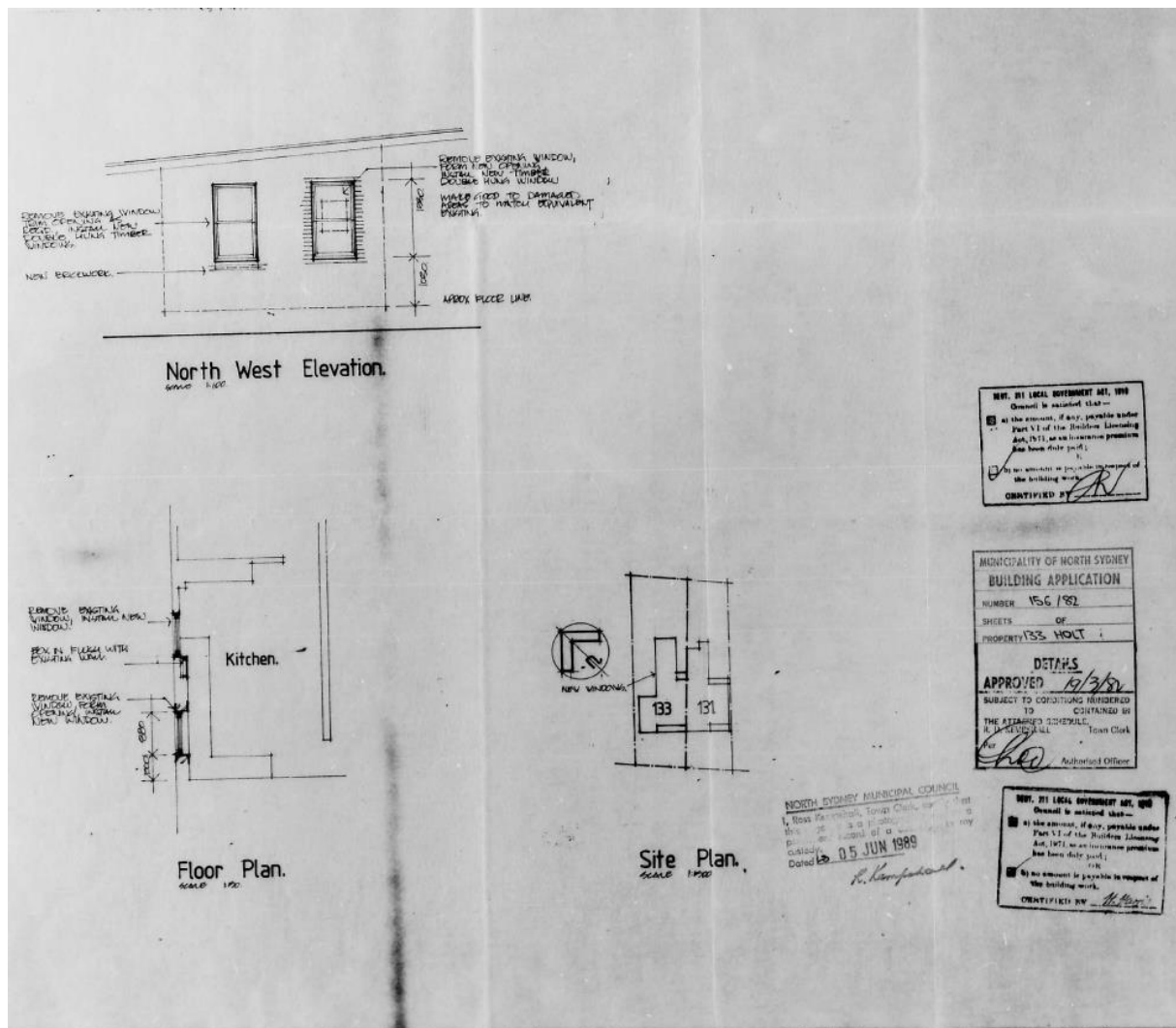


Figure 4.39 David Liddy and Associates, site plan, floor plan and northwest elevation showing proposed new windows at 133 Holt Avenue, 1982. (Source: North Sydney Council, BA 156/82)



Figure 4.40 Detail from Blackwattle Survey Plan 657, undated but post 1938. Shows the entire

Long View Estate fully developed with study sites in Holt Avenue outlined in red. (Source: Sydney Water Archives)

8.5.1.8 4.3.8 Building and development applications

Table 4.1 Table of building and development applications for 115–125, 131 and 133 Holt Avenue.

Date	BA/DA number	Address	Description of works	Approved (Y or N)
1 Aug 1911		27 Shadler Street (131–133 Holt Avenue)	Additions to residence	Y
21 Sep 1911		Lots 10 & 12 Sec 3 (131–133 Holt Avenue)	Additions to residence and alterations	Y
4 Aug 1961	61/251	119 Holt Avenue	Alterations/additions to residence Enclosed verandah at rear 10 x 6, existing garage extended 2'	Y
1963	63/310	125 Holt Avenue	Carport	Y
1965	65/61		No details	
12 Apr 1973	73/173	123 Holt Avenue	Additions	Y
21 Nov 1975	75/465	117 Holt Avenue	Brick front fence	Y
8 Mar 1976	76/109	117 Holt Avenue	Carport	Y
18 Jul 1979	BA466/79 DA1449/79	131 Holt Avenue	Alterations and additions to semi	Y
10 Mar 1982	156/82	133 Holt Avenue	Remove two windows, replace with two new windows	Y
27 Jun 1985	434/85	121 Holt Avenue	Alterations and additions to existing residence	Y
1986	86/781	115 Holt Avenue	No details	
4 May 1987	87/327	115 Holt Avenue	Spa and sauna and timber deck	Y

16 Jul 1987	87/548	123 Holt Avenue	Alterations and additions	Y
30 Nov 1987	87/1031	123 Holt Avenue	Alterations to house, pool, carport	Y
5 Apr 1990	90/212	117 Holt Avenue	Alterations and additions to existing residence	Y
Date	BA/DA number	Address	Description of works	Approved (Y or N)
2 Nov 1990	90/623	119 Holt Avenue	Alterations to dwelling	Y
15 Sep 1997	97/701	3/125 Holt Avenue	Add four skylights and renovation of bathroom	Y
6 Dec 2005	DA568/05	115 Holt Avenue	Alterations and additions to allow for habitable use of attic, dormer at rear and skylights	Y
2007	DA81/07	117 Holt Avenue	New front fence	Y
2 Jun 2011	CDC67/11	123 Holt Avenue	Demolition of skillion rear portion of existing house. Construction of two-storey extension to rear of house. Reconstruct existing pool to new shape	Y
17 Dec 2012	CDC216/12	121 Holt Avenue	No details	
1 Jan 2013	DA7/13	121 Holt Avenue	New front fence and gates	Y
23 Dec 2014	CDC322/14	123 Holt Avenue	Modifications to approved alterations and additions to an existing dwelling	Y

4.4 Endnotes

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- ¹⁷ NSW Land Registry Services, CT Vol 3547 Fol 243.
- ¹⁸ 'Advertising', *The Sydney Morning Herald*, 12 March 1938, p 23, Trove, National Library of Australia, viewed 14 Apr 2022 <<http://nla.gov.au/nla.news-article17448153>>.
- ¹⁹ NSW Land Registry Services, CT Vol 5830 Fol 29.
- ²⁰ Australian Electoral Commission; Canberra, Australia; Electoral Rolls, Ancestry.com, viewed 14 Apr 2022.
- ²¹ North Sydney Council, Building Application 86/781.
- ²² North Sydney Council, Building Application 87/327.
- ²³ North Sydney Council, Building Application 96/374.
- ²⁴ North Sydney Council, Building Application 97/040.
- ²⁵ North Sydney Council, File P339/115/9.
- ²⁶ 'Building and Construction', *The Daily Telegraph*, 11 December 1906, p 10, Trove, National Library of Australia, viewed 14 Apr 2022 <<http://nla.gov.au/nla.news-article237664843>>.
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5 Site analysis

This section provides an analysis of the physical attributes of the study area, including the individual properties on Holt Avenue, the wider potential HCA, and the area of Holt Avenue that is located within the Mosman LGA. GML consultants inspected the area on 17 February 2022. All observations and photographs were taken from the public domain; the rear and interiors of the properties have not been accessed for the purposes of this report.

5.1 Local context

Holt Avenue, Cremorne, extends from the major transport corridor of Military Road in the northwest to Spofforth Street in the east. The street slopes down from Military Road with a dog-leg bend at its middle. Spofforth Street forms the eastern boundary of the North Sydney LGA, with Mosman LGA located to the east. Spofforth Street is also a significant through road, providing an alternative route to the city for residents of Mosman and Cremorne. Holt Avenue extends into the Mosman LGA, connecting the eastern side of Spofforth Street to Cowles Road. Approximately three-quarters of Holt Avenue is located within the Mosman LGA.

The southern side of Holt Avenue that is located within the North Sydney LGA is characterised by residential flat buildings from the late twentieth and early twenty-first century. Some of these have been completed recently, replacing earlier dwellings.

Going from west to east, the northern side of Holt Avenue contains commercial development on the corner of Military Road, a child care centre at 139 Holt Avenue, two highly modified semi-detached dwellings at 135 and 137 Holt Avenue, two semi-detached Victorian era dwellings at 131 and 133 Holt Avenue, a mid-twentieth century residential flat building at 129 Holt Avenue, a two-storey Federation era duplex at 125 Holt Avenue, and a group of single-storey detached Federation Bungalows at 115–123 Holt Avenue. A mid-twentieth century high rise flat building is located at the corner of Holt Avenue and Spofforth Street.

The dwellings at 131–133 and 125–135 Holt Avenue are the subject of more detailed description in the sections below.

5.2 115–123 Holt Avenue

The properties at 115–123 Holt Avenue contain a group of detached Federation era Bungalow style houses, set on large allotments with wide frontages to Holt Avenue. Each house in the group shares a number of similar elements, including:

- an asymmetric front façade with projecting gable and open verandah;

- high pitched roof, terracotta tiled (some have been replaced) or slate roofs;
- rough cast render chimneys with terracotta chimney pots;
- centrally located front timber panelled doors with glazed inserts;
- bay windows with timber framed stained glass or lead light windows casement windows to the projecting gable;
- timber shingles to gables, except No 119, which consists of rough cast rendered and pressed metal panelling to the gable;
- timber joinery, posts and fretwork to the front verandah, with variations to the stylistic detailing;
- verandahs with timber floorboards or tessellated tiles; and
- formal front gardens.

The group is largely intact when viewed from the street. The houses retain their original form, scale, architectural style, historic character, and Federation details and features. Each house has undergone some degree of change, yet the group's integrity remains largely intact. Changes include:

- All houses are face brick except 117 (rough cast render) and 119 (painted brick).
- All houses are single-storey and located on generally flat sites.
- All houses were originally built with terracotta or slate roof tiles; these have been replaced with new terracotta roof tiles (123), concrete roof tiles (121) and corrugated metal sheet (119).
- A dormer window in the front roof plane (117 and 115).
- A carport or garage at side (115).
- A carport or garage at side, forward of the building line (119, 121).
- A carport or garage at rear (117).
- A hardstand car space at side (123).
- A contemporary addition at rear, partially visible from street (123).
- A high front fence (119).

Internally, the dwellings demonstrate some degree of intactness, especially to the front section of the dwellings. The original layouts remain discernible—a central hallway with rooms flanked to either side. Significant original elements which remain intact include timber floorboards, timber panelled internal doors, decorative vents, ornate plaster cornices and ceiling roses and original fireplaces with glazed tiles, metal hearths and ornate timber surrounds. The bathrooms and kitchens have been fitted with

contemporary fitouts and tiling. The rear of the dwellings have been extended and are distinctly contemporary in their form and materiality.

Nos 115 and 117 Holt Avenue have attic additions. As the result of the attic additions, 115 and 117 Holt Avenue have dormer windows to the street-facing façade. These dormers are sympathetic to the overall form of the dwellings as they adopt traditional forms and materiality.

115 Holt Avenue



Figure 5.1 View of the property at 115 Holt Avenue, looking north.



Figure 5.2 View showing the verandah and access path.



Figure 5.3 View of the western elevation and Figure 5.4 View of the western elevation of the original chimney, looking northeast. the dwelling.





Figure 5.5 Timber floorboards to the front bargeboards to the front verandah.



Figure 5.6 Timber ceiling, rafters and verandah.



Figure 5.7 Original plaster ceiling roses to the front section of the dwelling. to the front bedroom.



Figure 5.8 Original fireplace and surrounds



Figure 5.9 View of the original bay windows and arch with stop chamfer detailing to the front bedroom.



Figure 5.10 View to the living room with an arched entryway with stop chamfer detailing.



Figure 5.11 View of the fireplace in the living room.



Figure 5.12 View of the fireplace in the living room.

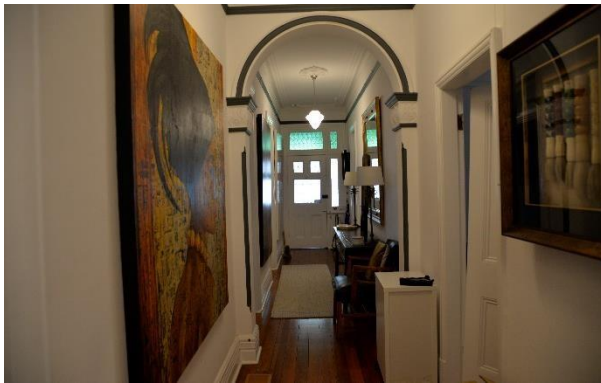


Figure 5.13 View of the central hallway with archway and timber panelled door.



Figure 5.14 View of the original timber floorboards.



Figure 5.15 View of the rear extension.



Figure 5.16 View of the attic addition.

117 Holt Avenue



Figure 5.17 View of 117 Holt Avenue from street, looking north.



Figure 5.18 View showing the verandah and the access path.



Figure 5.19 View showing the dormer window and front yard, looking northwest.



Figure 5.20 View of the front bedroom with the original fireplace sealed.



Figure 5.21 View of the timber casement windows to the front bedroom.



Figure 5.22 View of the plaster cornices and ceiling rose to the front bedroom.

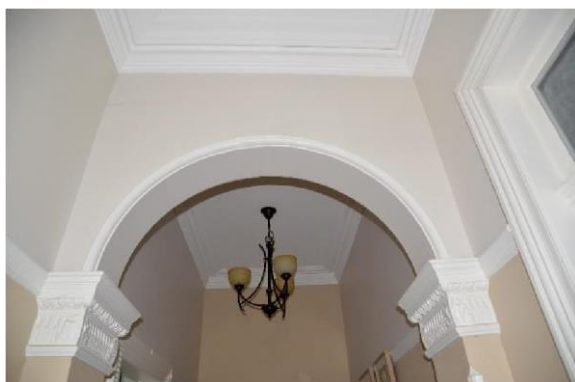


Figure 5.23 View of the hallway arch with plaster moulding.

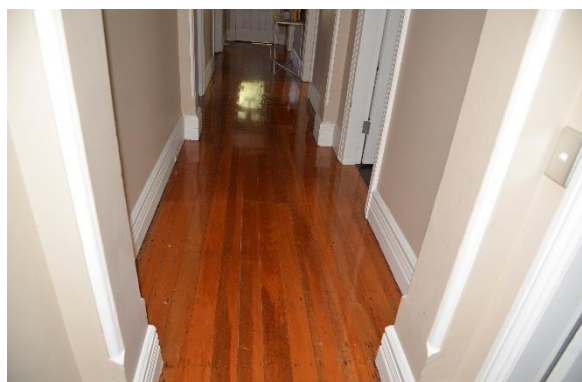


Figure 5.24 Original timber floor boards along the hallway.



Figure 5.25 Room to the front section with original windows and fireplace.



Figure 5.26 View of original plaster ceiling rose to the front section.

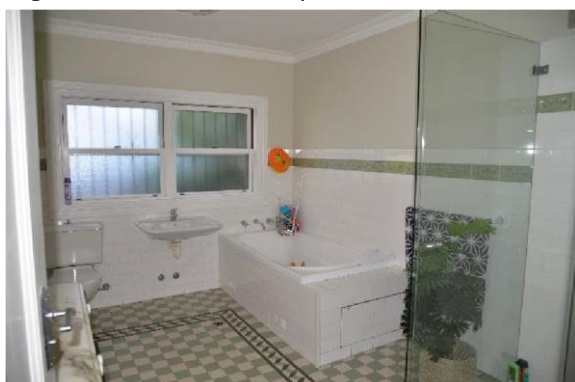


Figure 5.27 Bathroom with contemporary



Figure 5.28 View of the attic floor fittings.

119 Holt Avenue



Figure 5.29 View of the primary elevation of 119 Holt Avenue.



Figure 5.30 View of 119 Holt Avenue from the street, looking north.



Figure 5.31 View showing the garage addition, looking northwest.



Figure 5.32 View showing a detail of the gable end, with decorative half timbering, roughcast finish, timber brackets and bargeboards and finial and pressed metal cladding.

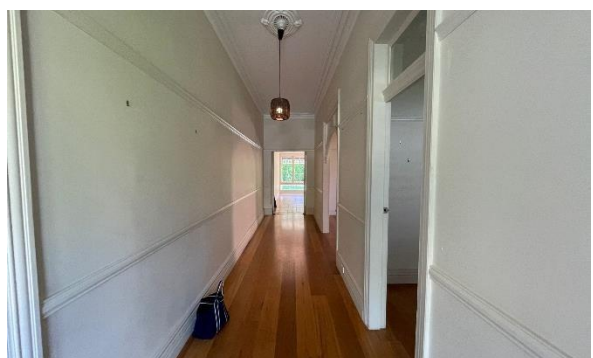


Figure 5.33 View of the central hallway.



Figure 5.34 View of the ceiling rose along the central hallway.



Figure 5.35 View of the fireplace to the front room.



Figure 5.36 View of the fireplace and leadlight windows in a room to the front section.



Figure 5.37 View to an internal door with stop living chamfering detailing along the doorway.



Figure 5.38 View to the contemporary room to the rear.

121 Holt Avenue



Figure 5.39 View of the primary elevation of 121 Holt Avenue, looking north.



Figure 5.40 View showing the carport with matching timber shingles, looking northwest.



Figure 5.41 View showing the property from the street, with stone fence and timber balustrade, looking northwest.

123 Holt Avenue



Figure 5.42 View showing the primary elevation eastern of 123 Holt Avenue, looking north.



Figure 5.43 View showing the elevation, roof form and temporary car shade, looking northwest.

5.3 125 Holt Avenue

No 125 Holt Avenue consists of a two-storey brick masonry detached Federation bungalow during stylistic elements from the Queen Anne and Arts and Crafts style. The lot slopes steeply from west to east. As a result, the house comprises an understorey. The Federation house was converted into apartments in the interwar period.

The apartments are fronted by a concrete hardstand and a small garden. Externally, the structure demonstrates features typical of the Federation period including:

- Gabled roof with blue terracotta tiles;
- Half-timbering and timber bargeboards to the gable ends;
- Broad eaves with exposed rafters;
- Rendered chimney with brick capping;

- Face brick walls which have been painted over;
- Timber shingles;
- Timber framed casement windows with leadlight;
- Verandahs to the ground and first floor; and
- Heavy set brick piers to the verandahs with timber posts.

Internally, the original structure has been divided in the interwar period when the building was converted into apartments. However, many original and early interwar features have been retained. This includes:

- Terrazzo thresholds to the entrance;
- Timber panelled doors with leadlight inserts set within an arched entryway;
- Decorative plaster ceilings;
- Internal arched entrances with stop chamfer detailing;
- Ornate plaster air vents;
- Internal timber panelled doors with original hardware;
- Fireplaces with glazed tiles, timber or plaster surrounds and metal inserts; and
- Timber floorboards and ornate skirtings.

While the apartments have been modified, particularly with contemporary fit outs to the kitchen and bathrooms, they demonstrate a relatively high degree of intactness and remain discernible as Federation/interwar apartments.

125 Holt Avenue



Figure 5.44 View of the primary elevation of 125 Holt Avenue, looking north.



Figure 5.45 View showing a detail of the upper storey of the eastern elevation. The enclosed balcony, with timber detailing, is visible.



Figure 5.46 View of the rear elevation, facing south-west.

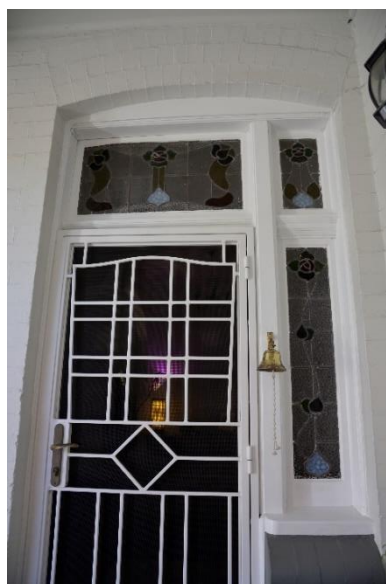


Figure 5.47 Ground floor apartment to east—view of the timber door with leadlight inserts.



Figure 5.48 Ground floor apartment to east—original decorative plaster ceilings.

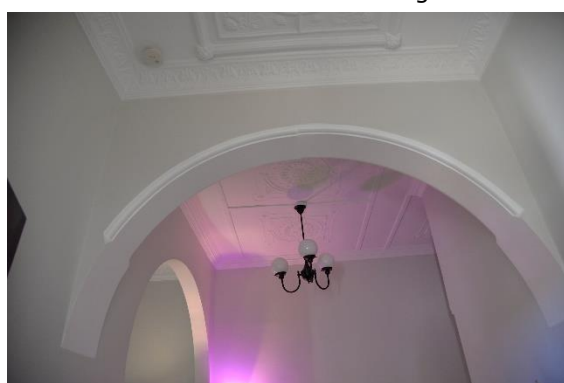


Figure 5.49 Ground floor apartment to east—arched entryway with stop chamfer detailing.

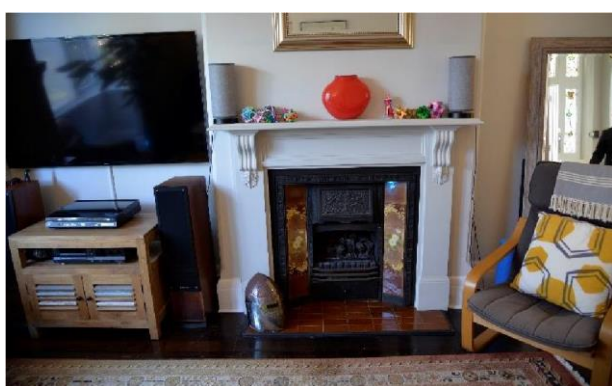


Figure 5.50 Ground floor apartment to east—original fireplace.

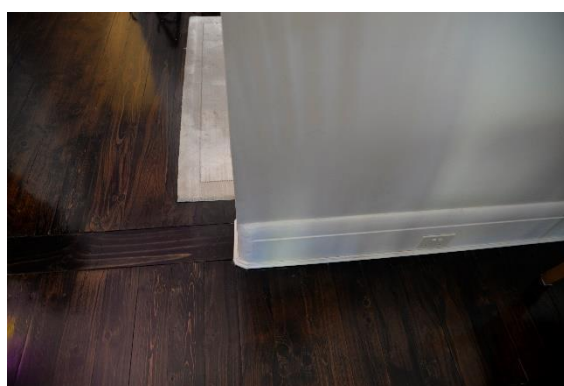


Figure 5.51 Ground floor apartment to east—arched entryway with stop chamfer detailing.



Figure 5.52 First floor apartment to west—terrazzo threshold.



Figure 5.53 First floor apartment to west—terrazzo threshold.



Figure 5.54 First floor apartment to west—original fireplace.



Figure 5.55 First floor apartment to west—bedroom with original plaster ceiling and stained glass timber-framed windows.



Figure 5.56 First floor apartment to west—original timber-framed casement windows with stained glass.

5.4 131 and 133 Holt Avenue

Nos 131 and 133 Holt Avenue comprise a pair of modest, single-storey semi-detached dwellings. As outlined in the historical overview (refer to Section 4.3.7), the original dwelling was a detached Victorian Italianate house, which was converted into semidetached dwellings in the Federation period. The eastern side of the projecting gable of No. 131 and the projecting gable of No. 133 (to the west) date from the Federation period. As a result, the original house demonstrates Victorian Italianate features such as the single arched timber framed double hung windows with plaster mouldings, while the Federation extensions comprise timber framed casement windows.

Each house has an asymmetric form with a projecting gable and front verandah. The main roof form is pitched with cross-gables, with a lower roof over the front verandah. The original roof is likely to have been terracotta tiles, now replaced with concrete tiles. External walls are rendered and painted. The pair of dwellings are set on a generally flat site with a small garden at the front.

No. 133 Holt Avenue appears largely intact from the street. The projecting gable retains its original timber casement windows, decorative plaster sill, window hood with exposed rafters and quoining to the corners. The verandah retains two original arched doublehung windows and simplified Italianate detailing. The two doors are the only discernible non-original features. The property has a low timber picket fence. The house appears to have been vacated.

No. 131 Holt Avenue is in a better condition than No. 133 and has had its original features conserved and restored. The projecting gable has two arched double-hung windows with Italianate details including plaster arches, decorative sill and quoining to the corners. The dwelling has a central front door accessed from the verandah, and a bank of three timber casement windows with fanlights above. The verandah joinery is more decorative than No. 133. It has a brick and timber picket fence and hard stand car space in the front setback.

Internally, the dwellings demonstrate features typical of the Victorian period including plaster walls, picture rails plaster ceiling roses and cornices, timber floorboards, fireplaces. The site inspection of the properties on 18 June 2022 revealed that the Victorian features to No. 133 have been stripped. This includes the plaster ceiling roses, cornices, the skirting, and architraves. As a result, the original lath and plaster timber ceiling of the dwelling has been revealed.



Figure 5.57 View of the primary façade of 131 Holt Avenue.



Figure 5.58 View of the primary façade of 131 Holt Avenue.



Figure 5.59 View of the central hallway.



Figure 5.60 View of the ceiling to the central hallway.

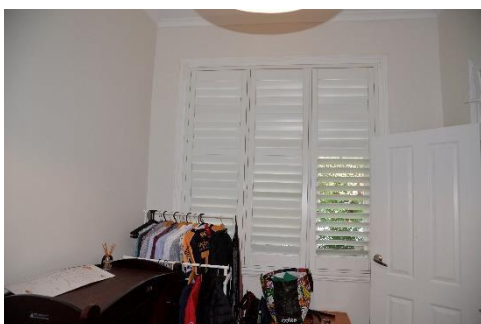


Figure 5.61 View of the timber-framed windows to the front bedroom.



Figure 5.62 View of the original internal door.



Figure 5.63 View of the dining room and living room.



Figure 5.64 View of the original fireplace to the dining room.



Figure 5.65 View of the original fireplace to the living room.



Figure 5.66 View of the plaster ceiling rose.



Figure 5.67 View of the rear elevation of 131 Holt Avenue.



Figure 5.68 View of the primary façade of 133 Holt Avenue. Figure 5.69 View of the primary elevation of 133 Holt Avenue, looking northeast.





Figure 5.70 View of the original timber floorboards.



Figure 5.71 View of the ceiling to the front room with the ceiling rose and cornices



Figure 5.72 View of the central hallway with some intact original Victorian wallpaper. stripped.



Figure 5.73 View of the ceiling to the central hallway with its Victorian features—the



Figure 5.74 View of a room with its Victorian features—the ceiling vents and window architraves—stripped.
cornices—stripped.



Figure 5.75 View of the timber casement windows to the primary façade.



Figure 5.76 View of the original lath and plaster ceiling.



Figure 5.77 View of the original timber ceiling to the rear.



Figure 5.78 View of the rear façade of 133 Holt Avenue.

6 Comparative analysis

The comparative analysis has been undertaken assessing the subject site against dwellings of a similar period and architectural style within the Cremorne area. The examples have been sourced using a search of similar, heritage listed properties on the NSW State Heritage Inventory.

6.1 115–123 Holt Avenue

The properties at 115 to 123 Holt Avenue comprise a group of Federation Bungalows with elements of the Arts and Crafts and Queen Anne Styles. Having been first subdivided in the late 1880s as part of the Long View Estate, and described as an area soon to be ‘the most fashionable spot in the locality’, the properties were largely constructed between 1907 and 1909. The dwellings are modest private homes designed during a period of residential expansion towards nearby transport routes to accommodate middle-class professionals who were moving to the area. In the Federation period, much of the Cremorne area, and the Long View Estate specifically, was subject to speculative building projects, where a small number of builders, often in partnership with an architect, designed, constructed and on-sold multiple homes for profit. Such speculators purchased numerous lots throughout the area and established its dominant scale and character. This phenomenon was prevalent throughout the Longview Estate; however, subsequent development has seen many of the speculative building properties lost.

The properties at 115–121 were part of a wider speculative development of the Longview Estate undertaken by the builder Thomas Ross, seemingly with the architect Edward Skelton Garton, while the property at 123 Holt Avenue was constructed by Richard Henry Pearce, likely to a design by Edward Skelton Garton. Garton and his wife also owned several leases throughout the area (including the southern portion of Holt Avenue), almost certainly for speculative building purposes. These builder/architect pairings undertook wider developments throughout the Cremorne area; thus, the grouping of houses is representative of Federation era housing speculative housing developments in

Cremorne. It is likely that the grouping is a rare instance of an intact group of modest Federation Bungalows in the area. The below provides a discussion comparing the proposed Holt Avenue Group to similar groupings of Federation dwellings in the vicinity that are either currently or have previously been heritage listed as a group. Several of the groups discussed were formerly listed as a group item but have since been revised

to individual listings; however, like Holt Avenue, they often demonstrate shared historic values and are discussed as such.

It is acknowledged that Federation Bungalows, and groupings of such properties, are well represented throughout much of the North Sydney LGA, and that there are fine examples of the typology in suburbs such as Neutral Bay and Kurraba Point, and to some extent, towards the foreshore in Cremorne Point. However, historically, development in central Cremorne was targeted towards a middle-class audience, and practically, the area has been subject to a higher degree of contemporary development; as such, many similar properties have since been lost. As such, this discussion is focused on Cremorne and the neighbouring Cremorne Point area to understand the rarity of these buildings in their local context.

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings



Figure 6.1 Primary façade of 7 Cranbrook Avenue, 'Belvedere'. (Source: NSW State Heritage Inventory)

Item No	I0045	Date of Construction	1919
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Figure 6.2 Primary façade of 24 Cranbrook Avenue. (Source: NSW State Heritage Inventory)

Item No.	I1136	Date of Construction	1919
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Discussion

The Cranbrook Avenue Group comprises several individually listed heritage dwellings located along Cranbrook Avenue, Cremorne. The five individual dwellings were formerly recognised as a heritage group in the North Sydney Heritage Study as item #1052, but are currently listed separately with two dwellings, Belvedere and Egglemont, listed on the State Heritage Register. The properties are addressed as a group in the current heritage inventory sheets as demonstrating a shared history and aesthetic character. The group incorporates Belvedere (No. 7 Cranbrook Avenue), Egglemont (No. 11), 'House' (No. 24), 'House' (No. 32) and 'House' (No. 34).

Belvedere and Egglemont are late-Federation California Bungalows designed by Alexander Stuart Jolly. They are recognised as fine examples of their typology, with JM Freeland suggesting Belvedere may be the finest example of its type in NSW. Constructed in masonry, the form and massing of the properties are low and wide, with hipped and tiled roofs. They feature typical architectural detailing including timber panelling and shingles.

Although the two dwellings were designed by the same architect, these properties were not part of a wider speculative development, as the Holt Avenue properties were. They are instead representative of wealthier residents who employed a prominent architect to create architecturally significant designs. The affluence of the owners is similarly reflected in the scale of the buildings and grounds. The properties occupy large lots, and feature expansive landscaping, with Egglemont incorporating a swimming pool and tennis court, with a hedged border. Although low in scale, the dwellings are sited on the peak of a hill and are oriented to capture city views.

Of the remaining properties in the Cranbrook Avenue group, No. 34 is a similar California Bungalow, characterised by the use of roughcast render. It is a more traditional and modest example of the typology than Belvedere and Egglemont; however, it has been well maintained, retaining much original fabric. Nos 24 and 32 Cranbrook Avenue are two-storey masonry dwellings with high-pitched roofs in the Federation Arts and Crafts style. All properties in the Cranbrook Avenue group display a high degree of external integrity. Although the properties

that constitute the Holt Avenue Group have undergone modifications, these alterations have generally been restricted to the rear of the properties, with minimal intrusion into the streetfacing elevations. Intrusions to the primary façades are generally sympathetic. Although the Holt Avenue properties display a good degree of intactness, they do not demonstrate the same high degree of external integrity as the Cranbrook Avenue group. However, the Cranbrook group demonstrates less coherence than the Holt Avenue Group. While Belvedere, Egglemont and No. 24 are fine excellent examples of the Interwar California Bungalow style and demonstrate a finer degree of ornamental detailing than the Holt Avenue properties, Nos 24 and 32 are of a distinctly different character and demonstrate different aesthetic values. The separation of the former group into individual listings is demonstrative of this lack of coherence, and while the three California bungalows do present as a legible group, they are demonstrative of different social historic and aesthetic movements.

As a group, the Cranbrook properties are representative of housing designed for affluent upper-middle class owners, as seen in the scale and detailing of the properties, and particularly the large lot sizes and grounds. By contrast, the Holt Avenue properties are representative of more modest early twentieth-century housing, developed for an influx of white-collar workers who moved to the Cremorne area in response to increased public transport and employment opportunities. However, the Holt Avenue properties similarly retain much of their original landscaping. Although more modest in scale than the Cranbrook Avenue examples, they are more cohesive as a group, retaining a consistent fence line. As a group the properties make a positive contribution to the streetscape and provide an understanding of the Federation character of the area.

The Holt Avenue properties are demonstrative of middle-class workers' housing, and, despite modifications, are a good example of their typology. While they may not represent developments in architectural design as the Cranbrook Avenue pair do, they have high representative significance within the local area.

Bannerman Street Federation Houses Group (former)



Figure 6.3 Detail of 23 Bannerman Street. (Source: NSW State Heritage Inventory)



Figure 6.4 Detail of 25 Bannerman Street. (Source: NSW State Heritage Inventory)



Figure 6.5 Detail of the rear of 27 Bannerman Street. (Source: NSW State Heritage Inventory)



Figure 6.6 (Source: NSW State Heritage Inventory)

Item No.	I0046	Date of Construction	1909–1912
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Discussion

This group features 10 dwellings situated on Bannerman Street, Cremorne, comprising 15, 15A, 17, 19, 21, 21A, 23, 25, 27 and 29 Bannerman Street. Formerly a group heritage item,

these properties were recommended for 'downgrading' in the 2007 Heritage Review and are no longer heritage items. In the heritage inventory sheet for the group, the properties were described as:

An interesting and varied group of Federation Arts & Crafts style houses, all built together as a single development. Each building has representative qualities for its style and period, without being exceptionally distinguished, but as a group they demonstrate a visual and historical cohesion which sits well in their cul-de-sac context. Viewed from Bannerman Street, these buildings have few attractions, but this relates to their south-facing aspect, which itself is evidence of a pre-motorcar era of development.

Constructed between 1909 and 1912, these cottages are modest examples of the Federation Arts and Crafts style. Constructed of masonry, the properties feature a combination of blonde and red face bricks, and a rendered façade, as well as hipped, and hipped and gabled roofs with terracotta tiling. The properties demonstrate a similar scale and form, and the majority feature timber-framed windows and narrow chimneys. However, most of the Bannerman Street properties have been modified, introducing contemporary fabrics and intrusive elements including carports/garages, masonry walls and solar panels.

The former Bannerman Street Group and the proposed Holt Avenue Group share a similar history as Federation-era speculative housing developments. Both groups were the product of developer or developer/architect pairings and demonstrate aesthetic similarities across their respective groups. Although there are some stylistic variations among the Holt Avenue properties, they can be readily understood as a group, demonstrating a similar form and massing, with complementary detailing. Further, while the Bannerman Street Group contains 'few attractions' (per the statement of significance) and few characteristic details of their Arts and Crafts style, the Holt Avenue Group displays a good degree of original decorative detailing, characteristic of their Federation typology.

Both groups have been subject to change; however, the Holt Avenue Group appears to demonstrate a higher degree of integrity and consistency. Alterations and additions to Holt Avenue Group are generally sympathetic and mostly contained to the rear of the property. Where carports and garages have been introduced, they do not obscure the properties. Although new additions to the Bannerman Street Group show a consideration of the materiality and fabrication of the original design, the introduction of intrusive solar panels and garages to the front of properties detracts from their historic character and obscures their design. Similarly, the introduction of tall masonry walls obscures the properties from the street and limits the legibility of the group.

Although both groups are representative of a period of Federation housing development, the Holt Avenue Group demonstrates a higher degree of aesthetic value, retaining much of their original form and fabric, and making a cohesive presentation to the streetscape. Further, while both groups have undergone modification, the Holt Avenue Group has retained much of its original form and scale and is a better representation of the middle-class workers' housing for which it was established. The limitation of modifications to the Holt Avenue Group is particularly significant as the properties continue to demonstrate similarity in their design, meaning they remain representative of Federation-era speculative development.'

'Bromley Avenue Group' (former)



Figure 6.7 'House' (2 Bromley Avenue). (Source: NSW State Heritage Inventory)

Item No	I0084	Date of Construction	
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Figure 6.8 'Roslyn', Bromley Avenue. (Source: NSW State Heritage Inventory)

Item No.	I0085	Date of Construction	
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Figure 6.9 'Balangowan', Bromley Avenue. (Source: NSW State Heritage Inventory)

Item No	I0086	Date of Construction	
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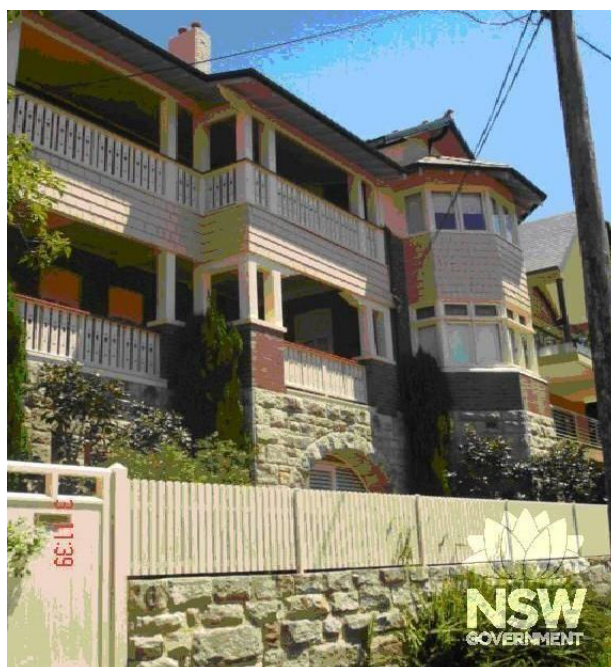


Figure 6.10 'House' (6 Bromley Avenue). (Source: NSW State Heritage Inventory)

Item No.	I0087	Date of Construction	
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Discussion

The Bromley Avenue Group comprises a series of six properties allocated in the Bromley Avenue cul-de-sac. The properties are located within the Cremorne Point (C06) HCA, and

include four individually listed heritage items, 'House' (2 Bromley Avenue), 'Roslyn' (4 Bromley Avenue), 'Balangowan' (5 Bromley Avenue) and 'House' (6 Bromley Avenue). The State Heritage inventory includes an inventory sheet for the group which describes it as:

A rare pre-motor car environment from the turn of the century in which the combination of housing, trees, stone walls, and pedestrian walks, focusing on the creek and Mosman Bay, present a serene and less urbanised pattern of settlement. The group of houses are composed of one and two storey Federation residences of excellent quality and are noteworthy for their fine art nouveau windows, verandahs, interesting roof forms and siting.

The group comprises a range of single and two-storey Federation Arts and Crafts dwellings. Constructed of masonry, the properties are good examples of their type and feature hipped roofs with terracotta tiles, and a range of decorative timber detailing. Located in a discrete avenue, largely hidden from the main street, they are situated on the downward slope towards the harbour and occupy prominent lots in the landscape, responding to the topography of the area and capturing expansive views of the harbour. They are larger in scale than the Holt Avenue Group and demonstrate the expansion of housing towards the harbour. They are also demonstrative of their history as housing developed for affluent members of the community.

The Bromley Avenue Group properties were considered as a group due to their physical setting in a cul-de-sac and for sharing a similar period of construction. While the properties can be understood as a collection of Federation dwellings, they demonstrate differing historic values to the Holt Avenue properties, being instead demonstrative of grander developments towards the foreshore, and the creation of private communities for affluent residents, separated from the remainder of the suburb by the topography of the site. Individually, the properties have aesthetic significance; however, as a group they are not as consistent as the Holt Avenue Group.

The Holt Avenue Group are comparatively modest Federation dwellings. Unlike the Bromley Avenue Group, the Holt Avenue properties were mostly designed as a group, being part of speculative developments by Thomas Ross, seemingly to designs by Edward Skelton Garton, with one additional house (No. 123) designed by Garton and constructed by Richard Henry Pearce. As such, they demonstrate a similar scale, form and design. Visually, they are a more cohesive group and demonstrate shared historical values, representative of middle-class workers' housing and the intensification of development in central Cremorne. Although the Bromley Avenue properties are grander dwellings, and more intact examples of their typologies, they are better understood through discrete listings. By contrast, the Holt Avenue Group can be understood as a single residential development and is communicative of a more widespread phase of modest residential development in the Cremorne area.

'Green Street Group' (former)



Figure 6.11 2 Green Street. (Source: Realestate.com)

Discussion

This group comprises three properties located on Green Street, Cremorne Point, near the foreshore of the Cremorne peninsula. The properties are located within the Cremorne Point (C06) HCA. In the heritage inventory sheet for the group, they are described as:

One of the earliest and most cohesive groups on Cremorne Point dating from 1907, the individual houses are of interest for their distinctive upright design echoing the area's steep topography coupled with their close siting to the bay and reserve generally. Each house displays aspects of the Arts and Crafts style, and the picturesque qualities of the style are shown to advantage.

Similarly to the Holt Avenue Group, the Green Street dwellings were designed by a single designer, J Burcham Clamp. The properties are fine examples of the Arts and Crafts style, constructed of masonry, and featuring typical elements such as the high-pitched roofs, narrow roughcast rendered chimneys and decorative timber shingles. The properties respond to the topography of the site with elevated sandstone foundations and are situated to capture harbour views (although such views are not obscured by surrounding landscaping). Although modest compared to properties directly along the waterfront, they demonstrate grander proportions than the Holt Avenue properties (with all properties incorporating multiple storeys) and a greater degree of decorative detailing. However, the Green Street properties are located on small lots and feature minimal landscaping, with their setting largely removed by later development. The Green Street properties would have formerly demonstrated a higher degree of landmark quality through their siting and grander proportions. However, subsequent development has overshadowed the dwellings, and they are now positioned on a small street, largely hidden from view by landscaping in the public domain. While the properties demonstrate a good degree of aesthetic quality, they have undergone some modification, and

like the Holt Avenue properties, are comparatively more modest than larger residences along the harbour.

Similarly to the Holt Avenue Group, the Green Street properties represent a significant phase of development in Cremorne, originating from a period of Federation-era expansion. However, they are representative of the expansion of upper-middle class housing towards the harbour, with each property designed to be a distinct private residence with little relationship to its neighbours. While the Holt Avenue Group demonstrates a more modest style of housing, the form, scale, siting and landscaping of these properties allow them to be more easily understood as a cohesive speculative development. Further, being located farther from the harbour and closer to public transport routes, the Holt Avenue properties communicate the history of middle-class workers' housing, distinct from the development towards the harbour.

While the Green Street properties demonstrate a higher degree of external integrity, they are largely concealed from view by the topography of the street and the surrounding landscaping. By contrast, the Holt Avenue properties make a strong presentation to the streetscape and communicate the Federation character of the area.

Summary

The early twentieth century saw a period of intensive residential development throughout the Cremorne and Cremorne Point areas. This development was concentrated in two areas, with grander free-stander dwellings towards the foreshore, built for affluent, upper-middle class residents, with more modest dwellings located closer to the main transport routes which were generally developed for middle class workers and professionals. Much of the Cremorne and Cremorne Point suburbs were built up as part of speculative developments by individual builders and architects, with the Holt Avenue group forming part of developments by builders Thomas Ross and Richard Henry Pearce. Although much of the suburbs were developed in this manner, subsequent development has eroded the integrity of the streetscapes, and many of the original groupings of Federation houses have been lost. A similar group of modest, Federation workers cottages along Bannerman Street is representative of this period of development. However, similar to the Holt Avenue properties, these dwellings have undergone a variety of modifications, particularly with the introduction of fences, carports/garages and solar panels. However, while modifications to the Holt Avenue group are generally sympathetic, and do not obscure the character and design of the properties, the works to the Bannerman Street properties are intrusive and have had a detrimental impact on the significance and physical presentation of the streetscape.

The Holt Avenue Group displays a good degree of aesthetic cohesion, retaining much of their original form, fabric and setting. The properties are more modest than the groups of properties closer to the foreshore such as the Green Street and Bromley Avenue groups. These groups are fine examples of their types, displaying grand proportions and fine detailing typical of housing for affluent residents. However, having been commissioned and constructed as discrete properties for single owners, rather than as part of the

speculative building phenomenon, the Green Street and Bromley Street properties are better understood as discrete listings, showing a lesser degree of visual cohesion. They can be understood as dating to a similar period but are not representative of historical housing developments.

A similar lack of cohesion is seen in the Cranbrook Avenue group. These properties are, individually, fine examples of their type, with Belvedere, Egglemont and No. 24 presenting as excellent California Bungalows. This group is similar to the Green Street and Bromley Avenue groups, with larger properties occupying prominent lots with extensive landscaping, and demonstrating a high degree of landmark quality in their residential setting. As a group the Cranbrook Avenue properties are representative of affluent housing, and, in the case of Belvedere and Egglemont, developments in architectural style and design excellence, yet they lack the cohesion and shared historic and representative values of the Holt Avenue group.

While the majority of these groups are included in inventory sheets in the State Heritage Inventory, none of the above groups are currently the subject of group listings. The Cranbrook Avenue and Bromley Avenue properties are largely individually listed, although they are referred to as groups, while the Green Street and Bromley Avenue properties are listed within the Cremorne Point HCA. The Bannerman Street HCA was formerly heritage listed but has since been de-listed. The Holt Avenue Group thus has potential to be a rare instance of a group of properties representative of a significant period of speculative residential development. It provides an understanding of the more modest housing developed closer to transport routes in central Cremorne, serving as a counterpoint to the grander residences closer to the foreshore. Similarly, while the other former groups are currently understood through individual listings, the Holt Avenue properties are clearly legible as a group and collectively provide an understanding of the widespread historical housing developments throughout the suburb.

6.2 125 Holt Avenue, Cremorne

The dwelling at No. 125 Holt Avenue comprises a single, free-standing, two-storey Federation Bungalow. Constructed of rendered masonry, the building was constructed by builder Richard Henry Pearce, likely to a design by his former business partner, architect Edward Skelton Garton. The property was previously heritage listed for its aesthetic significance, and particularly for its rarity value as a two-storey bungalow in the Cremorne area. Despite internal subdivision to convert the dwelling into flats, the buildings display a good degree of external integrity. The below provides a discussion comparing the property at No. 125 to Federation-era properties of two or more storeys in the Cremorne area which are currently heritage listed. A search of heritage listed

twostorey Federation Bungalows found few directly comparable properties, with many twostorey Federation-era dwellings demonstrating a different aesthetic and historic character (such as the Arts and Crafts cottages of the Cranbrook Avenue Group, addressed above). Similarly, the construction of the building in the later stages of the Federation period and its swift conversion to flats suggest that the property is likely to share similar values to early Interwar Flat buildings which were developed in the area. As such, a discussion has been provided in reference to such properties.

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings



Figure 6.12 15–17 Bertha Road, Cremorne 'House'. (Source: NSW State Heritage Inventory)

Item No.

I0037

Date of Construction

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings

Discussion

The heritage listed 'House' at 15–17 Bertha Road, Cremorne, is a two-storey masonry Federation dwelling designed by HA Wilshire. The heritage inventory sheet describes the property as:

An unusual Federation house which demonstrates variety and experimentation within the design ethic of the period, and which would be amongst the earliest applications of flat-roof design for domestic architecture in Sydney. It is related to its neighbour, 58 Murdoch Street, forming a design pair. Both houses are believed to be designed by the same architect, H.A. Wilshire, possibly as residences for his own family. A face brick, two storey Federation house whose striking feature is its flat roof surmounted by a rooftop room of plain white walls. The house features projecting, triple casement windows with flat hoods and console brackets to sills. Eaves throughout are all similarly detailed, with prominent exposed rafters. The entry porch is contained within a building corner and has restrained decorative timberwork and features a circular window. The roof is surrounded by a white timber picket balustrade between painted brick posts. This building is designed in the Federation Arts & Crafts style.

Wilshire was noted for his use of flat-top roofs, and the property at 15–17 Bertha Road is characteristic of his style. The property is situated on a narrow lot, with minimal landscaping which emphasises its scale. The building's design is comparatively simple, with its minimal ornamentation restricted to decorative timber-framed windows and pronounced rafters to the eaves of the roof. There is a shallow timber balcony above the primary entrance with a later addition to the rear, which appears to be of fibro. By contrast the property at No. 125 demonstrates greater visual interest incorporating bold roughcast rendered columns, balustrades ornamented by timber shingles, and simple timber detailing to the gables.

Both properties were initially designed for affluent professionals, with 15–17 Bertha Road thought to be designed as the home of the architect. While No. 125 is currently in the vicinity of large-scale later development, it was initially built as a substantial property in its immediate context, situated next to modest single-storey dwellings. The current slope of Holt Avenue and the retention of landscaping mean that No. 125 retains a high degree of landmark quality in its immediate context, providing a bold counterpoint to the row of single-storey properties to the southwest. The Bertha Street property is situated on a steeper downward slope, opposite substantial dwellings constructed contemporaneously to the building. As such, the property lacks the comparative landmark quality of No. 125 in its immediate context.

Although the flat roof of 15–17 Bertha Road is a rarer architectural detail, as a whole, the property at No. 125 Holt Ave demonstrates a high degree of aesthetic significance. The significance of the flat roof has been impacted by the introduction of an unsympathetic balustrade, and while it retains fine original windows, the design of the façade is more restrained, showing greater similarity to later Interwar Flat buildings than ornate Federation dwellings. Although modified, the property at No. 125 displays a greater degree of physical integrity to the public domain, whereas the intrusive addition to 15–17 Bertha Road is visible from the street and detracts from its presentation. Similarly, No. 125 maintains much of its

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings

original setting, retaining a setback from the street and featuring a manicured garden and hedges, which enhances its presentation, concealing surrounding development to the north. By contrast, later development to the west of 15–17 Bertha Road detracts from its historic character.

19 Bennett Street, Cremorne (also known as 6 Bertha Road)



Figure 6.13 Detail of 'Ingleneuk', 19 Bennett Street. (Source: NSW State Heritage Inventory)

Item No.	I0029	Date of Construction	
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Discussion

Ingleneuk is a one-and-a-half-storey masonry residence designed by Henry A Wilshire. It is described on the heritage inventory sheet as:

Ingleneuk is significant as a large, distinctive Queen Anne style house constructed in 1903 by noted architect Henry A. Wilshire. Its general form, architectural style, interiors and exteriors survive from its original date of construction. Still located on the majority of its original allotment, Ingleneuk is significant for its generous garden setting containing remnant landscape features and layout related to its original construction date. The existing house is designed by architect Henry A. Wilshire, the partner in a highly successful Sydney firm, HA Wilshire and Day. Ingleneuk is also associated with Charles Robert Crossman, a locally prominent businessman of the early 20th century greatly involved with the sports clubs and development of the surrounding suburbs, who owned and occupied the property for approximately 55

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings

years. Together with several other residences in the area, Ingleneuk forms a group of early twentieth century residences designed by Henry A. Wilshire. Located on a visually prominent site, Ingleneuk and its garden setting contributes greatly to the character of the area and is one of a number of significant, early to mid-twentieth century residences on large allotments located in the vicinity.

Ingleneuk predates No. 125 Holt Avenue, and was designed as a prominent, private residence. The two properties are similarly modest compared to grand dwellings along the foreshore; however, Ingleneuk is enhanced by expansive landscaping, including gardens, a swimming pool and tennis court. Although the subject property at 125 Holt Avenue incorporates landscaping and hedging, it lacks the grandeur of setting seen at Ingleneuk. However, situated in the centre of its considerable lot, Ingleneuk has limited visibility from the public domain. By contrast, though comparatively modest, No. 125 Holt Avenue demonstrates a degree of landmark quality in its immediate context.

Ingleneuk is representative of the transition between modest workers' accommodation to the north of Cremorne towards the transport routes along Military Road, and the grander private residences of affluent residents towards the foreshore in Cremorne Point. Although of a similar scale to No. 125, it shares greater aesthetic sensibilities and historic values with the affluent housing along the foreshore. No. 125 Holt Avenue is historically more representative of a modest two-storey dwelling designed for a middle-class owner. Further, where Ingleneuk has remained a single private residence, the Holt Avenue property was converted to flats soon after its construction, suggestive of the expansion of the workers' population and the intensification of residential development in Cremorne in the interwar period.

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings

86 Milson Road, Cremorne Point (Mayfair Flat Building)



Figure 6.14 'Mayfair Flat Building', 86 Milson Road, Cremorne Point. (Source: NSW State Heritage Inventory)

Item No.	I0123	Date of Construction	
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Discussion

The Mayfair Flat Building is a three-storey Interwar Flat building with Federation style detailing. The heritage inventory sheet describes the property as:

representative of the interwar flats developments in Cremorne and an interesting example of the type, using Federation details to the Reserve and harbour aspect which are repeated to the street. One of a number of adjacent similar buildings which together form a varied period ensemble.....A four storey rendered brick apartment building with hipped gable roof of terracotta tiles. This building is designed in the Federation Freestyle.

Similarly to the property at No. 125 Holt Avenue, the Mayfair Flat Building demonstrates a simple rectangular form, with a hipped and tiled roof. The two buildings are constructed of rendered masonry and are ornamented with timber shingles and rendered columns. Where No. 125 Holt Avenue was designed as a private residence and was soon converted to flats, the Mayfair Building was purpose-built as a flat building.

While both properties are set back from the street, the subject property at No. 125 is enhanced by landscaping which emphasises its scale within its immediate landscape, and is suggestive of its origins as a private single-family residence.

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings

Although both properties share aesthetic similarities, the subject property at No. 125 demonstrates a higher degree of decorative detailing, and—within its immediate residential context—a higher degree of landmark quality. By contrast, although the Mayfair Flats are of a larger scale, the introduction of a later garage to the front of the building obscures its form from the street, diminishing its landmark quality. Further, although not purpose built as a flat building, the conversion of No. 125 to flats is historically demonstrative of the interwar expansion of the Cremorne area in response to an influx of workers and the transition from single-family dwellings to communal flats.

88 Milson Road, Cremorne



Figure 6.15 'Item', 88 Milson Road, Cremorne. (Source: NSW State Heritage Inventory)

Item No.	Date of Construction
<p>Discussion</p> <p>The property at 88 Milson Road, Cremorne, is an Interwar Flat building with Federation detailing. The heritage inventory sheet describes the property as:</p> <p>Four storey rendered brick apartment building with hipped gable roof clad in terracotta tiles. This building is designed in the Federation Freestyle. Representative of the interwar flat's developments in Cremorne on an interesting example of its type, using Federation details to the elevation fronting the Reserve and harbour aspect. One of a number of similar adjacent buildings which together form a varied period ensemble.</p>	
<p>Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area</p> <p>Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings</p>	

The property at 88 Milson Road demonstrates a similar shape and form to the subject property at No. 125 Holt Avenue, and both properties are historically representative of the influx of workers to the Cremorne area in the interwar period. Both properties are constructed of rendered masonry and are ornamented by timber shingles with exposed rafters on the eaves.

Although the properties have aesthetic similarities, No. 125 demonstrates a greater degree of architectural ornamentation, given its design as a private residence.

Where No. 125 Holt Avenue occupies a prominent position in its streetscape, forming the high point in the streetscape, No. 88 Milson Road forms part of a row of similar flat buildings located on a downward slope. As such, the property at 88 Milson Road is partially concealed from the street and lacks the comparative landmark quality of No. 125 Holt Avenue.

No. 88 Milson Road is representative of a period of vast expansion of interwar housing, and is one of a large number introduced to the Cremorne area. By contrast, No. 125 Holt Avenue is representative of the transition from Federation-era workers housing' to Interwar Flats. Constructed as a grander private residence yet later converted to flats, the building demonstrates the intensification of residential development in the area.

Summary

No. 125 Holt Avenue is a two-storey Federation Bungalow designed as a private residence and converted to flats in the interwar period. The property is one of a small number of remnant two-storey Federation Bungalows in the north of the Cremorne area, demonstrating a restrained rectangular form, comparable to surrounding flat buildings, rather than ornate Federation homes along the foreshore. Although modest compared to grander residences towards the harbour, in its immediate context and streetscape the building demonstrates a high degree of landmark quality, displaying grander proportions than the neighbouring buildings, and incorporating landscaping which emphasises its aesthetic value.

Similar residences such as Ingleneuk and the property at 15–17 Bertha Street display a similar form and massing and suggest the popularity of the typology for grander middleclass dwellings of the later Federation period. While No. 125 Holt Avenue lacks the expansive grounds and grandeur of the landscaping of Ingleneuk, it commands greater presence in its immediate context. Similarly, while 15–17 Bertha Street incorporates unique architectural elements with the use of the flat roof, the building's alterations and additions have detracted from its physical presentation, and the lack of landscaping highlights the intrusive additions. The retention of its setting has allowed the late Federation character and historic residential setting of No. 125 to be more easily understood. An exploration of the listed Federation buildings on the NSLEP in the Cremorne area suggests that there are few remnant Federation Bungalows north of the foreshore. As such, while it is a modest dwelling in the wider North Sydney area, No. 125 Holt Avenue is a rare and well-maintained example of its typology in Cremorne. Compared to similar dwellings such as Nos 15–17 Bertha Street, it demonstrates a higher degree of integrity, and landmark quality.

No. 125's restrained form and style shows greater similarity to early Interwar Flat buildings than two-storey early Federation cottages. The building's conversion to flats is historically representative of the influx of workers to the area, and the need for intensified residential development. As such, No. 125 Holt Avenue is historically comparable to the Interwar Flat buildings that emerged in the area, and particularly to those buildings introduced early in the Interwar period. The simple rectangular form is seen in later properties such as the Mayfair Flat building and the 88 Milson Road flat building; however, having been a private residence, No. 125 Holt Avenue displays a higher degree of decorative detailing. Similarly, the purpose-built flat buildings were designed to fit in within a row of similar properties, matching the scale and form of the neighbouring properties, whereas No. 125 was designed as a grander counterpoint to the neighbouring single-storey dwellings, with the slope of the land and the retention of landscaping preserving much of its historic setting and character. As such, the later flat buildings lack the landmark quality which No. 125 Holt Avenue displays in its immediate residential context. Although a modest example of its type, in relation to similar properties in the Cremorne area, No. 125 Holt Avenue appears to be a rare example of a two-storey Federation Bungalow which is neither a modest workers' cottage, nor a grand foreshore home, or a flat building. It occupies a fairly unique position as a physical demonstration of the transition from large-scale private residences to interwar workers' housing, which is communicative of the varied character of the Cremorne area and its transitional nature in the early twentieth century.

Comparison to Leesthorpe

No. 125 Holt Avenue was constructed by the builder Richard Henry Pearce. It is likely that the building was designed by Edward Skelton Garton, who had formed a partnership with Pearce which was infamously dissolved following a court case. Many of Pearce's buildings were constructed to Garton's designs with minimal variations. It appears that No. 125 Holt Avenue was one of Garton's designs, although it is unclear if their partnership has been dissolved before construction.

A heritage listed property in the Mosman LGA, Leesthorpe appears to have been constructed to a similar design of Garton's. It was constructed for a wealthy merchant and has remained as a private residence since construction.

'Leesthorpe' (within Bradleys Head Road Conservation area)



Figure 6.166.16 'Leesthorpe', I40 Mosman LEP. (Source: Realestate.com)

Discussion

Leesthorpe is a double-storey Federation dwelling designed by Edward Skelton Garton. It is an individually listed property, described on the State Heritage inventory as:

An elegant and intact Federation period house with an unusual entry porch.... Federation Queen Anne/Arts & Crafts. Large two-storey face brick Federation Queen Anne/Arts & Crafts residence. The house features a 2-storey L-shaped verandah and an unusual entry. The entry portico is formed with substantial timber elements in a deep bracketed entablature supported on timber columns. Over the entrance is a bracketed, faceted oriel with its own small roof sitting just below the half-timbered gable. Rough-cast chimneys rise out of the slate roof. The house is set close to the street (relative to other large Federation houses in Mosman) and has more recent modifications at the rear.

The basic structure of the two properties is essentially identical; however, Leesthorpe demonstrates a finer degree of ornamentation. Where No. 125 Holt Avenue features heavy balustrades with rendered columns, the verandahs and balconies of Leesthorpe are constructed of timber. Leesthorpe is constructed of face brick and retains much of its original fabric. The property is situated in a large plot and features manicured landscaping which enhances its setting. No. 125 Holt Avenue is a more modest execution of Garton's design, and while relatively externally intact, it lacks the intricate detailing and landscaping of Leesthorpe. However, within the Cremorne context, it is a good example of Garton's grander residential designs and is suggestive of the re-use of his work by Pearce throughout the North Sydney area.

6.3 131 and 133 Holt Avenue, Cremorne

9 Davidson Parade, Cremorne



Figure 6.17 Primary façade of 'Dunbrody', 9 Davidson Parade. (Source: NSW State Heritage Inventory)

Item No.	I0050	Date of Construction	1890
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Discussion

No. 9 Davidson Parade is set on elevated topography and located with a small garden setting. It comprises a two-storey rendered brick Victorian Italianate dwelling which features Federation Arts and Crafts detailing dating from 1923, when the dwelling was converted into 10 flats. Original Victorian features include its hipped slate roof form, asymmetrical massing with a projected faceted bay, Italianate string courses to the eaves and chimneys, and timber-framed double-hung windows. The building has undergone substantial modifications in 1923 during its conversion to apartments, including the enclosure of the front verandahs.

The following statement of significance for the property is noted on the State Heritage Inventory:

Substantial and impressive late Victorian house set diagonally on it's block and exhibiting Victorian Italianate details, although heavily modified. The only building of it's type in the immediate area, important as a surviving Victorian era building, the land of which was later subdivided.

Compared to 9 Davidson Parade, Nos 131 and 133 Holt Avenue are more modest examples of the Victorian Italianate architectural style. No. 9 Davidson Parade still retains some Italianate architectural features. Similarly, Nos 131 and 133 include features typical of the Victorian Italianate architectural style including projecting gables with arched double-hung windows with

9 Davidson Parade, Cremorne

Italianate details including plaster arches, decorative sill and coining to the corners. Similar to 9 Davidson Parade, Nos 131 and 133 have undergone substantial changes in the Federation period. Originally constructed as a single dwelling, they were converted into semi-detached houses in 1911.

The statement of significance for 9 Davidson Parade notes that although the building is heavily modified, it is a rare surviving example of its type in the immediate area. Similarly, Nos 131 and 133, though modified, are rare examples of Victorian dwellings.

24 Gerard Street, Cremorne



Figure 6.18 View to 24 Gerard Street, Cremorne. (Source: NSW State Heritage Inventory)

Item No.	I0055	Date of Construction	1888
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Discussion

No. 24 Gerard Street, Cremorne, is a single-storey Victorian Georgian cottage featuring rusticated sandstone external walls, a hipped corrugated metal roof with a tall chimney, a front verandah with a skillion roof and timber posts and brackets, and a central gable with timber bargeboards and finial. The modifications to the dwelling include a two-storey rear extension, addition of dormers and a front brick fence.

The following statement of significance for the property is noted on the SHI:

A well-composed and constructed single storey stone house of nineteenth century Victorian Georgian form and materials. As such it is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near Military Road. It provides important contrasts with the more substantial houses of the area. A similar house survives next door.

A comparison between No. 24 Gerard Street and Nos 131 and 133 Holt Avenue suggests that while the dwellings are of varying architectural styles, they both serve as examples of Victorian dwellings which have survived into the twenty-first century. The dwellings have undergone significant modifications yet remain discernible as Victorian dwellings. Further, given the loss of historic character in their vicinity, they serve as examples of rare Victorian dwellings in Cremorne.

Summary

The heritage listed items in this comparative analysis have been assessed for having historic, aesthetic and rarity significance, at a local level. The analysis of the heritage listed properties in the Cremorne area has demonstrated that these properties have a number of key indicators that are consistent with Nos 131 and 133 Holt Avenue.

The heritage items and Nos 131 and 133 Holt Avenue all originate from the late nineteenth-century Victorian period. They reflect stylistic characteristics typical of their architectural style, typology and period. However, given the age of the buildings they have undergone several substantial modifications over the decades. Although not highly intact, they retain several features which allow for them to remain discernible as Victorian dwellings.

A review of the heritage listed properties in the Cremorne area suggests that very few Victorian dwellings survive into the twenty-first century. While they do not serve as exemplar dwellings of their architectural style, their significance statements note that they are rare survivors in the area, especially given the loss of Victorian dwellings in Cremorne.

7 Assessment of significance

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

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

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

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

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

Based on the historic and architectural characteristics of the subject dwellings, the following groups, pairs and individual heritage item are proposed:

- Holt Avenue Group (115–123 Holt Avenue)—they are a group of Federation dwellings of consistent scale and character
- 125 Holt Avenue—two-storey Federation dwellings which are converted into apartments
- 131 and 133 Holt Avenue—pair of Victorian semi-detached dwellings.

The NSW Heritage Office Heritage Assessment Guidelines are included in Appendix A of this report.

7.1 115–123 Holt Avenue

Preliminary historical research and physical investigations have suggested that the properties at 115, 117, 119, 121, 123 and 125 Holt Avenue show stylistic similarities and demonstrate a shared history which make them likely to be best assessed as a group. Further, the modifications of individual properties have detrimentally affected their integrity and intactness. As such, few other than 125 are likely to meet the threshold for individual listing. However, collectively the five dwellings present as a cohesive group with the potential to demonstrate heritage significance under several criteria—pending detailed investigation. As such, the properties have been assessed as a group.

Table 7.1 Discussion of significance for 115–123 Holt Avenue.

Criterion	Discussion
Criterion A—An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>Nos 115–123 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically. Like much of North Sydney, the properties originate from part of Alfred Thrupp’s grant, and eventually formed part of the 1885 Longview Estate subdivision. Although the properties were not constructed under the Federation period, the site maintains the subdivision pattern of this estate.</p> <p>The properties at 115–121 Holt Avenue were constructed in 1907, with 123 Holt Avenue constructed shortly after in c1908–09. When viewed as a group the subject properties form an important part of the streetscape and contribute to the collective understanding of the Federation character of the streetscape, and the development of the former Longview Estate.</p> <p>Significantly, the properties provide rare evidence of the phenomenon of speculative development throughout the Cremorne area. Much of the suburb, and the Longview Estate specifically, was initially developed in the early twentieth century as part of programs of development by individual builders, or partnerships between builders and architects, who would buy large tracts of land on which to construct a series of similar, modest houses to sell for profit. Archival records suggest that much of Holt Avenue was constructed as part of developments undertaken by builders Thomas Ross and Richard Henry Pearce, with both often working to designs by architect Edward Skelton Garton. Nos 115–121 form part of a development by Thomas Ross, with 123 completed by Pearce. Despite modifications, the buildings collectively display a good degree of integrity and can be understood as part of a wider housing development. As much of the area has been eroded by contemporary development, they are now a</p>
Criterion	Discussion

	<p>rare physical example of the practice of speculative development in Cremorne.</p> <p>The Holt Avenue Group has cultural significance at a local level under this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>The dwellings at 115–121 Holt Avenue were built by Thomas Ross, a builder who purchased several leases and underleases throughout the Cremorne area. Archival documentation shows that Ross developed several areas throughout the suburb in the Federation period. Similarly, No. 123 was the product of speculative developer Richard Henry Pearce. While these housing developments established much of the original form and character of the former Longview Estate, the Holt Avenue properties are now a rare remnant example of Ross and Pearce's work. Similarly, while Ross and Pearce constructed the properties, they were built with the intention of immediate sale, and there is no evidence that either builder ever occupied any of the dwellings.</p> <p>As outlined in Section 3, each of the properties have passed through a series of owners—generally middle-class professionals. While there are some notable occupants, such as military doctor Bernard Moreton Birkenhead Riley and Lieutenant Commander Arthur Stanley Storey, their occupations were neither substantial nor evidenced in the built form and there is no evidence that these individuals are of significance to either the local Cremorne or wider North Sydney area. Further, there is no evidence of any significant associations with local groups or local events or activities which have taken place at the properties.</p> <p>The Holt Avenue Group does not meet the threshold for cultural significance under this criterion.</p>
<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>Nos 115–123 Holt Avenue are typical Federation Bungalows, sharing characteristic elements of the typology such as projecting gable bays with overhanging eaves, roughcast rendered chimneys, timber shingles (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah.</p> <p>Although the properties have been modified, with the introduction of new elements such as the introduction of the dormer windows at 115 and 117, works to the primary façades are sympathetic. Other alterations are generally constrained to the rear of the properties where they are not visible from the public domain. Some properties in the group have had carports and masonry fences introduced; however, these elements are sympathetic in style and fabrication, and do not obscure the properties from the street, or detract from their Federation character.</p> <p>As a group, the properties retain their original siting and setbacks, and feature pleasant front gardens which contribute to the aesthetic character of the street. The dwellings maintain a consistent, low-rise</p>

Criterion	Discussion
	<p>scale, and building line, and demonstrate similar roof forms, which provide a consistent character.</p> <p>The properties are representative of modest, middle-class housing developments of the Federation period. Although comparatively modest in relation to grander dwellings to the south of the suburb, they provide a significant example of their typology in central Cremorne. As a group they demonstrate a consistent Federation character, scale and materiality, and make a strong contribution to the streetscape, providing an understanding of the historic character of the area.</p> <p>The Holt Avenue Group has cultural significance at a local level under this criterion.</p>
Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	<p>A detailed social values assessment of the properties at 115–119 Holt Avenue was not undertaken as part of the applicant’s submission.</p> <p>The properties form part of the Holt Avenue Group proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggest that the properties have some social value to the local community, although it is unlikely that this would be sufficient to meet the threshold for listing under this criterion.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>The Holt Avenue Group does not meet the threshold for cultural significance under this criterion.</p>
Criterion E—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>Although the Holt Avenue Group is representative of the historical development of Cremorne, the properties do not appear to demonstrate any evidence of significant architectural development to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is not known whether the Holt Avenue Group meets the threshold for cultural significance under this criterion.</p>

Criterion	Discussion
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<p>Criterion F—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Originating from the Longview Estate subdivision, the Holt Avenue Group dwellings were constructed from 1907 to 1909 as part of a series of speculative developments in the Federation period. Nos 115–121 were developed by Thomas Ross, with 123 constructed by Richard Henry Pearce. Archival documentation shows that these builders, along with the architect Edward Skelton Garton whose designs they often employed, owned several leases of land throughout the former Longview Estate, which they developed for sale. These developments established a residential character and scale in the area, with the Holt Avenue Group demonstrating the shared architectural character, and consistent form and siting, typical of such a group.</p> <p>Later development and re-development has led to the loss of similar properties throughout the Cremorne area. The Holt Avenue Group now provides a rare example of what was once a widespread development. As such, although the properties have undergone some modification, they can be readily understood as a group, and provide a rare understanding of the early character of the northern area of Cremorne.</p> <p>The Holt Avenue Group has cultural significance at a local level under this criterion.</p>
<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>The Holt Avenue Group is representative of an important period of Federation development in the Cremorne area. Originating from land that was owned by Daniel and John Cooper and subdivided in the Longview Estate in 1885, the dwellings were constructed between 1907 and 1909. The properties maintain the subdivision pattern of the 1885 Longview Estate and are representative of an early period of intensive subdivision which occurred throughout the Cremorne area.</p> <p>The properties present as a cohesive group of characteristic Federation Bungalow dwellings. They maintain their original scale, siting and setbacks, and building lines, and are demonstrative of the popularity of the typology in the North Shore area through the general retention of their primary façades, despite modifications. Although modified, the dwellings are good examples of their type, and provide an understanding of modest middle-class dwellings which were developed in proximity to transport routes. They provide a counterpoint to the more ornate and substantial Federation housing stock created for more affluent dwellings towards the foreshore and communicate the varied social make-up of the suburb in the early twentieth century. The properties retain much of their original setting, maintaining pleasant front gardens, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.</p> <p>The properties show stylistic similarity to contributory dwellings located in the neighbouring Holt Estate HCA in the Mosman LGA. Although 115–123 Holt Avenue were constructed slightly later than these dwellings, the fact that so many houses in this style were built is</p>
<p>Criterion</p>	<p>Discussion</p>

	<p>a tribute to how widely these design principles were adopted in North Sydney and have been valued by the community since.</p> <p>Significantly, the properties are also representative of the phenomenon of speculative building developments in Cremorne. Nos 115–121 were constructed in 1907 by Thomas Ross, with 123 completed shortly after by Richard Henry Pearce. They were constructed as part of wider projects undertaken by these builders to create housing for sale throughout the Longview Estate. Although the Holt Avenue Group is now a rare remnant of these developments, they are representative of a phase of development which at one time defined the character of the area, before the transition to the more intense residential development of the interwar period.</p> <p>Although there are some extant groupings of Federation properties throughout the Cremorne and Cremorne Point areas, these groups are generally representative of grander housing designed for affluent residents, and were often constructed sporadically, rather than as part of an intentional group development. The Holt Avenue Group thus has a high degree of representative significance, providing evidence of middle-class housing and lifestyles in Cremorne in the twentieth century.</p> <p>The Holt Avenue Group has cultural significance at a local level under this criterion.</p>
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7.2 125 Holt Avenue

Table 7.2 Discussion of significance for 115–125 Holt Avenue.

Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>No. 125 Holt Avenue displays evidence of the historical development of North Sydney generally, and Cremorne specifically. Originating from a part of the 1885 Longview Estate, its lot maintains the subdivision pattern of this estate, although the property would not be completed until November 1914.</p> <p>Designed as a two-storey private residence, it was initially grand in its local environment, compared to the modest single-storey dwellings along Holt Avenue. It represents one of a small number of remnant two-storey bungalows created for middle-class owners towards the north of Cremorne, with grander residences generally contained in the southern areas towards the foreshore. The property was converted to flats in the interwar period and is thus representative of a historical period of transition which saw the intensification of development on workers' housing and affordable flats throughout the area to accommodate an influx of workers. The conversion of a once 'grand' house in a predominantly middle-class area of freestanding dwellings</p>
Criterion	Discussion

	<p>is communicative of the need to introduce additional housing in proximity to transport routes.</p> <p>No. 125 Holt Avenue has cultural significance at a local level under this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>No. 125 Holt Avenue is associated with the builder Richard Henry Pearce and architect Edward Skelton Garton, who were locally active in the period and responsible for several dwellings throughout the North Sydney area as part of a series of speculative developments. Although their partnership dissolved in scandal in 1908, the property was constructed by Pearce and shows stylistic similarities to other dwellings designed by Garton in the wider North Sydney area, notably Leesthorpe, a heritage listed Federation mansion in Mosman, suggesting Garton's initial involvement.</p> <p>The property was converted to apartments in the mid-1920s and since then, several individuals owned or occupied the properties. While there were a number of professionals, including stock agents, traders and animators, none of these individuals appear to be of significance to the Cremorne area.</p> <p>No. 125 Holt Avenue does not meet the threshold for cultural significance under this criterion.</p>
<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>No. 125 is a two-storey Federation Bungalow with restrained elements of the Queen Anne and Arts and Crafts styles, which has since been internally divided into apartments. Despite this alteration, the property displays a high degree of external integrity and intactness, maintaining characteristic elements such as the gable bay with overhanging eaves, columns with timber elements, decorative timber shingles and rafters, and original timber-framed windows. It is a modest example of this typology compared to grander residences towards the foreshore. However, it is aesthetically representative of middle-class housing, which would have been more common towards the transport routes along Military Road, demonstrating a greater degree of ornamentation than seen at similar dwellings such as 15–17 Bertha Road. It appears to be a rare remnant example of this typology in the Cremorne area.</p> <p>The property is well maintained, conserves its Federation presentation, and retains its setback and landscaped garden which contribute to the character of the streetscape. Due to the slope of the land and the incorporation of hedging, the initial scale and comparative grandeur of the property can be understood, giving the building a degree of landmark quality in its immediate context.</p> <p>No. 125 Holt Avenue has cultural significance at a local level under this criterion.</p>

Criterion	Discussion
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<p>Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</p>	<p>A detailed social values assessment of 125 Holt Avenue was not undertaken as part of this assessment.</p> <p>However, the property forms part of the Holt Avenue Group proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggests that the property has some social value to the local community; however, this is insufficient to meet the threshold for listing under this criterion.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>No. 125 Holt Avenue does not meet the threshold for cultural significance under this criterion.</p>
<p>Criterion E—An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Although the property is representative of the historical development of Cremorne, it does not appear to demonstrate any evidence of significant architectural development to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is not known whether the property at 125 Holt Avenue meets the threshold for cultural significance under this criterion.</p>
<p>Criterion F—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>No. 125 is a rare remnant example of a two-storey Federation Bungalow in the Central Cremorne area. Originating from the 1885 Longview Estate, the property was not completed until the end of 1914 and thus represents the final phase of residential development in this area. It was designed as a grander middle-class dwelling, compared to the numerous single-storey bungalows and cottages that comprised the surrounding speculative developments along Holt Avenue.</p> <p>Although the property is modest and restrained compared to the homes of affluent residents towards the south of the suburb, it has rarity as a grander example of middle-class housing.</p> <p>It is largely externally intact, retaining its form, fabric and much of its setting. The slope of the street partially conceals the contemporary development to the northeast, and as such, the scale and comparative historic landmark quality of the building can be understood in its immediate context. A study of existing heritage listed dwellings suggests that while there are some instances of two-storey Federation dwellings in Cremorne, there are few in the Bungalow style. As such, the building has rarity as a remnant example of this typology.</p> <p>Similarly, although the interior of the property has been converted to flats, this is consistent with the historical rise in popularity of flat buildings in the interwar period. There are numerous interwar flat buildings throughout the Cremorne area, yet 125 has significance as a rare example of a transitional building demonstrating the shift in development focus at the end of the Federation period.</p>
<p>Criterion</p>	<p>Discussion</p>

	No. 125 Holt Avenue has cultural significance at a local level under this criterion.
<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>No. 125 Holt Avenue is representative of an important period of development in the Cremorne area, originating from the Longview Estate in 1885 and constructed in 1914. The property is a characteristic two-storey Federation Bungalow, with a rectangular form and typical elements such as a wraparound verandah, timber detailing, and decorative roughcast render. The property was designed as a middle-class private dwelling, and although modest compared to grander properties along the foreshore designed for wealthier residents, it is a good example of its typology and was historically grand in its immediate setting.</p> <p>The property displays a good degree of external integrity and intactness, and retains much of its original form and external fabric. It maintains its original setback and landscaping, providing an understanding of its Federation character and setting. Its form and design is representative of the popularity of the typology in the North Shore, and the primary façade demonstrates a greater degree of decorative detail compared to similar dwellings in the Cremorne area.</p> <p>Historically, it is representative of the transition from Federation to interwar housing. While the building's ornamentation is typically Federation, its restrained rectangular form is an early example of the two-storey flat buildings that emerged in the area following the Federation period. Having been converted to flats in the interwar period, the property is demonstrative of the built form response to the influx of workers in this period, and the concurrent intensification of residential development. It has a high degree of representative value in the Cremorne area.</p> <p>No. 125 Holt Avenue has cultural significance at a local level under this criterion.</p>

7.3 131 and 133 Holt Avenue

Table 7.3 Assessment of significance for 131–133 Holt Avenue.

Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Nos 131–133 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically. They were part of Alfred Thrupp's grant, which came to be owned by prominent entrepreneur Daniel Cooper and his nephew John Cooper, who progressively subdivided and leased land throughout the area. The site formed part of the 1885 Longview Estate. The dwellings at 131–133 Holt Avenue were constructed by 1893, in the late Victorian period and architectural style, as a single</p>

Criterion	Discussion
	<p>dwelling. The dwelling was one of the earliest houses built in the Longview Estate and Cremorne area to survive to the present day. Nos 131–133 is one of the few surviving buildings erected during a key period of development in the Cremorne area predating the 1900s.</p> <p>Historical assessment indicates the dwellings underwent significant alterations in 1911 and were converted into semi-detached houses. While these additions decrease the legibility of the dwelling as a late Victorian house, the Federation additions provide an overlay to the dwelling rather than detracting from its historic character.</p> <p>The properties at 131 and 133 Holt Avenue have cultural significance at a local level under this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>Nos 131 and 133 Holt Avenue were under the ownership of John Cooper since the time of the construction of the dwellings. By 1911 the properties were owned by Mira Reynolds, wife of Arthur Joseph Reynolds, who was a solicitor and an alderman of North Sydney Council. The Reynolds family did not live on the property, and it is likely that the dwellings were speculative development for rental returns.</p> <p>The properties at 131–133 Holt Avenue do not meet the threshold for significance at the local level.</p>
<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The properties at 131 and 133 are late Victorian dwellings with Italianate style influences. They exhibit features typical of the period such as an asymmetric form with projecting gable and front verandah, cross-gabled, with a lower roof over the front verandah and rendered external brick walls. The pair of dwellings are set within a small garden at the front.</p> <p>Although stylistically similar, the dwellings feature differences in their detailing. No. 131 Holt Avenue features a projecting gable that has two arched double-hung windows with Italianate details, including plaster arches, a decorative sill and coining to the corners. The dwelling has a central front door accessed from the verandah, and a bank of three timber casement windows with fanlights above. No. 133 Holt Avenue features a projecting gable and retains its original timber casement windows, decorative plaster sill, window hood with exposed rafters and quoins to corners. The verandah retains two original arched double-hung windows and simplified Italianate detailing.</p> <p>Atypical of its type, the semi-detached dwellings are not mirrored around a central axis. This is because they were originally constructed as a single dwelling and were converted into two semidetached structures in 1911. During the conversion of the dwelling, some external features dating from the Federation period were added to the primary façade.</p>

Criterion	Discussion
	<p>As a pair, the two dwellings generate architectural interest due to the unique presentation of a semi-detached typology. Despite not being of a mirror form, the two dwellings are visually cohesive. The report by the Cremorne Conservation Group notes that the thesis <i>The History and Heritage of Semi-Detached Dwellings in New South Wales 1788–1980</i> by Pamela B. Lofthouse, 2015, states that the two dwellings are ‘unusual exceptions to the mirror-image floorplans and the symmetrical forms’ and notes the alternating window treatments to their primary façade.</p> <p>Although the dwellings underwent substantial alterations in 1911, and Federation features were added to the primary façade, they do not detract from the architectural values of the dwellings. Given that these features are authentic to the Federation period and architectural style, they add an interesting historic and architectural overlay to the houses rather than detracting from their aesthetic value.</p> <p>The properties at 131 and 133 Holt Avenue have cultural significance at a local level under this criterion.</p>
Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	<p>A detailed social values assessment of the properties at 131–133 Holt Avenue was not undertaken.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>The properties at Nos 131–133 Holt Avenue property do not meet the threshold for significance at the local level.</p>
Criterion E—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>As a pair the subject properties are representative of the historical development of Cremorne, yet they are unlikely to demonstrate sufficient evidence to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>The properties at Nos 131–133 Holt Avenue do not meet the threshold for significance at the local level.</p>

<p>Criterion F—An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Nos 131 and 133 Holt Avenue, dating from the late Victorian period, are among the earliest surviving dwellings of the Longview Estate and in the Cremorne area overall. The comparative analysis (Section 6) suggests that Victorian dwellings are rare in the Cremorne area. Similar to other heritage-listed Victorian dwellings in Cremorne, Nos 131 and 133 Holt Avenue have undergone modifications over time. However, given their architecture still exhibits form and features typical of the Victorian period, they serve as rare examples of surviving Victorian dwellings in the Cremorne area.</p>
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Criterion	Discussion
	<p>The presentation of the primary façade of Nos 131 and 133 is quite unique, particularly the unmirrored semi-detached form of the dwellings and the fenestration treatment to the primary façade. They serve as an unusual example of a Victorian dwelling converted into semi-detached dwellings with a Federation overlay.</p> <p>The properties at 131 and 133 Holt Avenue have cultural significance at a local level under this criterion.</p>
<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW’s</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area’s cultural or natural places, or cultural or natural environments.)</p>	<p>Nos 131 and 133 Holt Avenue are representative of an important period of development in the Cremorne area, originating from land that was owned by Daniel and John Cooper and subdivided in the Longview Estate in 1885. Constructed by 1893, the properties present as a pair of cohesive Victorian dwellings with Italianate influences.</p> <p>However, the dwellings underwent significant alterations in 1911 which introduced Federation features to their primary façades and altered their original presentation and internal configuration. While these additions do not detract from the historic and aesthetic values of the dwellings, they are not considered fine examples of Victorian Italianate or Federation dwelling typology.</p> <p>The properties at Nos 131–133 Holt Avenue do not meet the threshold for significance at the local level.</p>

8 Statement of Significance

8.1 The Holt Avenue Group (115–123 Holt Avenue)

The Holt Avenue Group has historic, aesthetic, rarity and representative value to the Cremorne area as a rare, intact group of Federation Bungalows developed during a period of speculative housing development in the Cremorne area.

Originating from land that was owned by Daniel and John Cooper from Alfred Thrupp's grant, the properties formed part of the 1885 Longview Estate subdivision, which was advertised as an area soon to be the most fashionable in the locality. The properties maintain the subdivision pattern of the 1885 Longview Estate.

Constructed between 1907 and 1909, the dwellings present as a cohesive group of characteristic Federation Bungalow dwellings. Single-storey in scale, the properties demonstrate characteristic elements of the typology such as projecting gable bays with overhanging eaves, roughcast rendered chimneys, timber shingles (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah. The group maintains its original scale, siting and setbacks, and displays a generally consistent building line. Although the properties have been modified, additions have been generally contained to the rear of the dwellings, concealed from the public domain. Works to the primary elevation are sympathetic to the character and materiality and do not detract from, nor obscure, the legibility of the design.

Although modified, the dwellings are good examples of their type, and provide an understanding of modest middle-class dwellings which were developed in proximity to transport routes. They provide a counterpoint to the more ornate and substantial Federation housing stock created for more affluent dwellings towards the foreshore and communicate the varied social makeup of the suburb in the early twentieth century. The properties retain much of their original setting, maintaining pleasant front gardens, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.

Significantly, the properties are also representative of the phenomenon of speculative building developments in Cremorne. Nos 115–121 were developed by Thomas Ross, with 123 constructed by Richard Henry Pearce. Archival documentation shows that these builders, along with the architect Edward Skelton Garton whose designs they often employed, owned several leases of land throughout the former Longview Estate which they developed for sale. These developments established the residential character and scale in the area, and the Holt Avenue Group demonstrates the shared architectural character, and consistent form and siting, typical of such a group.

Later development and re-development has led to the loss of similar properties throughout the Cremorne area, and the Holt Avenue Group now provides a rare instance of what was once a widespread development. As such, while the properties have undergone some modification, they can be readily understood as a group, and provide a rare understanding of the early character of the northern area of Cremorne. They are particularly representative of a phase of development which at one time defined the

character of the area, before the transition to the more intense residential development of the interwar period.

Although there are some extant groupings of Federation properties throughout the Cremorne and Cremorne Point areas, these groups are generally representative of grander housing designed for affluent residents, and were often constructed sporadically, rather than as part of an intentional group development. The Holt Avenue Group thus has a high degree of representative significance, providing evidence of middle-class housing and lifestyles in Cremorne in the twentieth century.

8.2 125 Holt Avenue

The dwelling at No. 125 has historic, aesthetic, rarity and representative value to the Cremorne area as a well-maintained, remnant example of a two-storey Federation Bungalow.

The property originates from the 1885 Longview Estate subdivision which created the street layout and lot forms of Holt Avenue. Although the property was not completed until November 1914, it retains its original lot. Much of the surrounding area within the Longview Estate was developed as part of a series of speculative building developments, with the southeastern portion of Holt Avenue developed by builders Thomas Ross and Richard Henry Pearce, largely to designs by Edward Skelton Garton. Although built by Pearce, likely to Garton's design, No. 125 is a rare instance of a two-storey dwelling constructed in the midst of these single-storey workers' dwellings, and would have been one of the grander residences in the streetscape. Although later development has eroded much of the surrounding Federation developments, No. 125 is largely externally intact, retaining much of its original form and fabric. Significantly, the property retains its setback and a manicured garden, and being located at a bend in the road on the downwards slope of the street, and surrounded by hedges, it retains much of its historic setting, providing an understanding of its late Federation character and presentation.

Aesthetically, the property demonstrates typical elements of the Federation Bungalow style including a projecting gable bay, wide wraparound verandah and decorative roughcast render and timber detailing. Although the property is modest and restrained compared to the homes of affluent residents towards the south of the suburb, it has rarity as a grander example of middle-class housing. It is particularly well maintained at its street-facing elevation, and compared to similarly restrained two-storey Federation dwellings it demonstrates a good degree of decorative detailing.

Historically, it is representative of a period of transition in Cremorne. While the building's ornamentation is typically Federation, its restrained rectangular form is an early example of the two-storey flat buildings that in the area following the Federation period. Having been converted to flats in the interwar period, the property is demonstrative of the built form response to the influx of workers in this period, and the concurrent intensification of residential development. As a rare example of this type, the property has a high degree of representative value in the Cremorne area.

8.3 131 and 133 Holt Avenue

The dwellings at 131 and 133 Holt Avenue originate from the Longview Estate (1885), which created the street layout and lot forms of Holt Avenue. Constructed in 1890 as a single dwelling, 131 and 133 were among the earliest development in the estate.

Nos 131 and 133 are modest late Victorian semi-detached dwellings and provide evidence of the historical residential development of North Sydney generally, and Cremorne specifically. The dwelling was one of the earliest houses built in the Longview Estate and Cremorne area which survive to the present day.

The properties at 131 and 133 are late Victorian dwellings with Italianate style influences. They exhibit features typical of the period such as an asymmetric form with projecting gable and front verandah, cross-gabled, with a lower roof over the front verandah and rendered external brick walls and Italianate details including plaster arches, decorative sill and quoining to the corners. Originally constructed as a single dwelling, it was converted into semi-detached dwellings in 1991.

As a pair, the two dwellings generate architectural interest due to the unique presentation of a semi-detached typology which are not mirrored around a central axis. Despite not being of a mirror form, the two dwellings are visually cohesive and complementary and demonstrate aesthetic interest.

While the dwellings underwent substantial alterations in 1911, given that these features are authentic to the Federation period and architectural style, they add an interesting historic and architectural overlay to the houses rather than detracting from their aesthetic value.

Nos 131 and 133 Holt Avenue, dating from the late Victorian period, are among the earliest surviving dwellings of the Longview Estate and the Cremorne area overall. Given the loss of the historic character of Cremorne and Holt Avenue in the immediate vicinity, the dwellings provide an understanding of the historic setting of Cremorne. Further, the

unique unmirrored form and the Federation overlay makes the pair an unusual example of its type, thus furthering its rarity value.

Based on the information available for the purpose of this assessment, the pair of dwellings at Nos 131 and 133 Holt Avenue meets the threshold for local heritage listing as an individual place based on its historical, aesthetic and rarity attributes.

9 Conclusions and recommendations

9.1 Conclusion

This report has assessed the heritage significance of the dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue based on historical research, investigation of the subject site, and comparative analysis. It includes a detailed assessment of the site against the SHR standard assessment criteria to determine the significance of the place in the North Sydney LGA.

The report concludes that the following group, pair and individual items meet the criterion for heritage listing at a local level.

- The Holt Avenue group (115–123 Holt Avenue) meets the threshold for cultural significance for historic, aesthetic, representative and rarity values for the following reasons:
 - The dwellings date from the early twentieth century, a key period of development in Cremorne, and provide an understanding of modest middle-class dwellings in the Cremorne area in the Federation period.
 - They form a cohesive group in the Federation Bungalow architectural style. They maintain their original scale, siting and setbacks, building lines, form, features and materials typical of their typology.
 - While the properties have undergone some modification, they can be readily understood as a group, and provide a rare understanding of the early character of the northern area of Cremorne.
 - The Holt Avenue Group has a high degree of representative significance, providing evidence of middle-class housing and lifestyles in Cremorne in the twentieth century.
- 125 Holt Avenue meets the threshold for cultural significance for historic, aesthetic, rarity and representative values for the following reasons:
 - It displays evidence of the historical development of North Sydney generally and Cremorne specifically in the late Federation period.
 - It is a two-storey Federation Bungalow with restrained elements of the Queen Anne and Arts and Crafts styles, which has since been internally divided into apartments. Despite this alteration, the property displays a high degree of external integrity and intactness.
 - The form, architecture and interwar modifications to the dwelling are representative of the built form response to the local influx of workers in the late Federation and interwar periods, and the concurrent intensification of residential development.

- It has significance as a rare example of a transitional building demonstrating the shift in development focus at the end of the Federation period.
- 131 and 133 Holt Avenue meet the threshold for cultural significance for historic, aesthetic and rarity values for the following reasons:
 - Constructed in 1890 as a single dwelling, the properties were among the earliest development in the Longview Estate and Cremorne area which survive to date.
 - Nos 131 and 133 are modest late Victorian semi-detached dwellings which provide evidence of the historical residential development of North Sydney generally, and Cremorne specifically.
 - The two dwellings generate architectural interest due to the unique presentation of a semi-detached typology which is not mirrored around a central axis.
 - The two dwellings are visually cohesive and complementary, and demonstrate aesthetic interest.
 - Their distinct presentation of the semi-detached form and their being among the earliest surviving dwellings in the Cremorne area contribute to their rarity value.

9.2 Recommendations

It is recommended that Council prepare a Planning Proposal to amend Schedule 5 and the Heritage Maps of the NSLEP 2013 to include the following items of local significance:

4. The 'Holt Avenue Group', comprising property Nos 115,117,119, 121 and 123 Holt Avenue, Cremorne
5. 'Carina', No. 125 Holt Avenue, Cremorne
6. 'Victorian semi-detached houses', Nos 131 and 133 Holt Avenue, Cremorne.

Appendix A—NSW Heritage Office Heritage Assessment Guidelines

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

Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the particular criterion if the kinds of attributes listed in the inclusion guidelines help

to describe it. Similarly, the item is not significant in terms of that particular criterion if the kinds of attributes listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are checklists only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help review and qualify the conclusions reached about the item's significance.

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

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

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

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

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

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

Guidelines for inclusion	Guidelines for exclusion
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<ul style="list-style-type: none"> • shows or is associated with creative or technical innovation or achievement; • is the inspiration for a creative or technical innovation or achievement; • is aesthetically distinctive; • has landmark qualities; or • exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist; • has lost its design or technical integrity; • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded; or • has only a loose association with a creative or technical achievement.
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Criterion (d)—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

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

Criterion (e)—An item has potential to yield information that will contribute to an understanding of

NSW's cultural or natural history (or the cultural or natural history of the local area)

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

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

Guidelines for inclusion	Guidelines for exclusion
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- provides evidence of a defunct custom, way of life or process;
 - demonstrates a process, custom or other human activity that is in danger of being lost;
 - shows unusually accurate evidence of a significant human activity;
 - is the only example of its type;
 - demonstrates designs or techniques of exceptional interest; or
 - shows rare evidence of a significant human activity important to a community.
- is not rare; or
 - is numerous but under threat.

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

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

Appendix B—Holt Avenue Properties, Interim Heritage Order

4.3. Holt Avenue Properties - Interim Heritage Order

AUTHOR: Jayden Perry, Strategic Planner

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. Signed Delegated Report - Holt Avenue IHO - 7 March 2022 [**4.3.1** - 12 pages]
2. Signed Gazette Notice - Holt Avenue IHO - 7 March 2022 [**4.3.2** - 2 pages]
3. GML Preliminary Assessment Report - Holt Avenue - 7 March 2022 [**4.3.3** - 90 pages]

PURPOSE:

The purpose of this report is to advise Council of the progress in the issuing of an Interim Heritage Order (IHO) for several properties in Holt Avenue, Cremorne, in response to Council's resolution at its meeting on 24 January 2022.

EXECUTIVE SUMMARY:

In response to concerns raised in submissions relating to DA 239/21 at 131, 133, 135, 137 and 139 Holt Avenue, Cremorne and DA 243/21 at 115, 117 and 119 Holt Avenue, Cremorne, Council considered a Notice of Motion at its meeting on 24 January 2022, and resolved:

1. *THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.*
2. *THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.*
3. *THAT the review consider whether there are contributory items within any recommended conservation area.*

In accordance with this resolution, Council engaged heritage consultants GML to prepare a preliminary heritage assessment (Preliminary Assessment) to determine if the properties may potentially satisfy the criteria for heritage listing under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

Council received GML's finalised Preliminary Assessment in early March 2022, which identified that the sites have potential heritage significance and indicated that they are worthy of further investigation.

Under section s.25 of the Heritage Act 1977, local councils have the authorisation to make Interim Heritage Orders (IHOs). Furthermore, this authorisation to make an IHO was delegated to Council's General Manager by Council resolution on 17 March 2014.

Council must not make an Interim Heritage Order unless it has considered a preliminary heritage assessment of the item(s) prepared by an appropriately qualified person and considers that the item is or is likely to be found of local heritage significance, is likely to be harmed and is confined to the items under threat.

DA 239/21 and DA 243/21 are currently under assessment, with both likely to be determined in the coming months. Furthermore, the applicant at any time has the option of pursuing demolition of the properties through a complying development certificate. The properties at 115, 117, 119, 131 and 133 Holt Avenue, Cremorne are therefore under threat of being demolished and subsequently qualify for interim heritage protection under the Act.

The General Manager, under delegation, authorised Council on Monday 7 March 2022 to make an Interim Heritage Order at the properties at 115, 117, 119, 131 and 133 Holt Avenue, Cremorne. Council has since received confirmation that the gazette notice will be published on Friday 11 March 2022.

It should be noted that the properties at 121, 123 and 125 Holt Avenue are not considered to be under immediate threat. Therefore, an IHO cannot be prepared for these sites. Should the threat of demolition arise, Council Officers will reconsider this matter and may issue a separate IHO at these sites.

FINANCIAL IMPLICATIONS:

The costs of further engaging heritage consultants, circa \$10,000-\$15,000, can be accommodated under the current Local Environmental Plan Review budget allocation.

RECOMMENDATION:

1. **THAT** Council note the report.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

3. Our Future Planning

3.5 North Sydney is regulatory compliant

4. Our Social Vitality

4.4 North Sydney's history is preserved and recognised

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

5.3 Community is informed and consulted

BACKGROUND

On 12 July 2013, a Ministerial Order was gazetted which granted authorisation to all local councils in NSW to make Interim Heritage Orders (IHOs) in accordance with s.25 of the Heritage Act 1977 and subject to meeting the conditions listed in Schedule 2 of the Order. An Interim Heritage Order is a temporary measure that prohibits demolition of a building or structure, to enable a detailed heritage assessment to be made as to whether or not the building or place should be listed under a local environmental plan. This authorisation to make an IHO was delegated to Council's General Manager by Council resolution on 17 March 2014.

During the assessment of:

- DA 239/21 at 131, 133, 135, 137 and 139 Holt Avenue, Cremorne for the demolition of the existing structures, excavation and construction of a five-storey mixed use development with basement parking and stratum subdivision, and
- DA 243/21 at 115, 117 and 119 Holt Avenue, Cremorne for the demolition of existing structures and construction of a residential flat building with basement parking,

a number of submissions to the public exhibition of both DAs raised potential heritage concerns.

In response to these concerns, Council considered a Notice of Motion at its meeting on 24 January 2022, and resolved:

1. *THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of*

dwellings known as 115, 117,119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.

2. *THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117,119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.*
3. *THAT the review consider whether there are contributory items within any recommended conservation area.*

In accordance with this resolution, Council engaged heritage consultants GML to prepare a preliminary heritage assessment (Preliminary Assessment) to determine if the properties may potentially satisfy the criteria for heritage listing under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

CONSULTATION REQUIREMENTS

The issuing of an IHO carries obligations with respect to notification of property owners and placement of notices on Council's website and newspaper. Any future wider community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

Council received GML's finalised Preliminary Assessment in early March 2022, which identified that the sites have potential heritage significance and indicated that they are worthy of further investigation:

As a group, 115-125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, and potentially a rare group within the Cremorne Area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects. As a pair, 131-133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. They are among the earliest surviving houses from the late Victorian period.

Broadly speaking, a Council must not make an Interim Heritage Order unless it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the council and considers that:

- the item is or is likely to be found, on further inquiry and investigation, to be of local heritage significance;

- the item is being or is likely to be harmed;
- the IHO is confined to the item determined as being under threat; and

It is noted that DA 239/21 and DA 243/21 are currently under assessment, with both likely to be determined in coming months. Furthermore, the applicant at any time has the option of pursuing demolition of the properties through a complying development certificate. The properties at 115, 117, 119, 131 and 133 Holt Avenue, Cremorne are therefore under threat of being demolished and subsequently qualify for interim heritage protection under the Act.

The properties at 121, 123 and 125 Holt Avenue are not considered to be under immediate threat. Therefore, an IHO cannot be prepared for these sites.

The General Manager, under delegation, authorised Council on Monday 7 March 2022 to make an Interim Heritage Order at the properties at 115, 117, 119, 131 and 133 Holt Avenue, Cremorne. Council has since received confirmation that the gazette notice will be published on Friday 11 March 2022.

The issue of an IHO will grant Council adequate time to fully investigate the properties and to prepare a Planning Proposal for listing as heritage items under NSLEP 2013, if the more detailed investigation finds it may be warranted. If unwarranted, then Council would need to consider revoking the IHO under this course of action. Further advice will be provided to Council on receipt of the additional work.

Should the threat of demolition or harm arise at the remaining properties identified by Council but not considered for IHO listing, Council Officers would revisit this matter and may, at that time, recommend the additional properties be listed under an IHO.

Notwithstanding this, their heritage significance will be assessed under the broader review in conjunction with the other properties mentioned above.

Further detail is provided in Attachment 1 to this report.



DELEGATED REPORT

CONFIDENTIAL REPORT TO THE GENERAL MANAGER

Attachments:

1. Preliminary Assessment of Cultural Significance
2. Interim Heritage Order Government Gazette Notice
3. Interim Heritage Order Process

SUBJECT: Interim Heritage Order Proposal – 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.

AUTHOR: Jayden Perry, Strategic Planner

EXECUTIVE SUMMARY:

On 12 July 2013, a Ministerial Order was gazetted which granted authorisation to all local councils in NSW to make Interim Heritage Orders (IHOs) in accordance with s.25 of the Heritage Act 1977 and subject to meeting the conditions listed in Schedule 2 of the Order. An Interim Heritage Order is a temporary measure that prohibits demolition of a building or structure, to enable a detailed heritage assessment to be made as to whether or not the building or place should be listed under a local environmental plan. This authorisation to make an IHO was delegated to Council's General Manager by Council resolution on 17 March 2014.

During the assessment of:

- DA 239/21 at 131, 133, 135, 137 and 139 Holt Avenue, Cremorne for the demolition of the existing structures, excavation and construction of a five-storey mixed use development with basement parking and stratum subdivision, and
- DA 243/21 at 115, 117 and 119 Holt Avenue, Cremorne for the demolition of existing structures and construction of a residential flat building with basement parking,

a number of submissions to the public exhibition of both DAs raised potential heritage concerns.

In response to these concerns, Council considered a Notice of Motion at its meeting on 24 January 2022, and resolved:

1. *THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.*
2. *THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.*
3. *THAT the review consider whether there are contributory items within any recommended conservation area.*

Report of Jayden Perry, Strategic Planner
 Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

(2)

In accordance with this resolution, Council engaged heritage consultants GML to prepare a preliminary heritage assessment (Preliminary Assessment) to determine if the properties may potentially satisfy the criteria for heritage listing under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

The Preliminary Assessment identified that the sites may be eligible for heritage listing as:

As a group, 115-125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, and potentially a rare group within the Cremorne Area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects. As a pair, 131-133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. They are among the earliest surviving houses from the late Victorian period.

The properties are not located within a conservation area and are not currently listed as heritage items under NSLEP 2013. However, they are in the vicinity of two heritage conservation areas (HCAs) located within the neighbouring Mosman local government area (Holt Avenue HCA and Glover and Nathans Estate HCA).

It is evident from the Preliminary Assessment undertaken as part of this report, that the properties at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne have potential heritage significance and are worthy of further investigation as to whether it should be listed as a heritage item under NSLEP 2013.

It is noted that DA 239/21 and DA 243/21 are currently under assessment, with both likely to be determined in the coming weeks or months. The properties at 115, 117, 119, 131 and 133 Holt Avenue, Cremorne are therefore under threat of being demolished and it is recommended that Council pursue the issuing of an IHO over the properties to prevent their demolition. The issue of an IHO will grant Council adequate time to fully investigate the properties and to prepare a Planning Proposal for listing as heritage items under NSLEP 2013, if warranted.

The properties at 121, 123 and 125 Holt Avenue are not considered to be under immediate threat. Therefore, an IHO cannot be prepared for these sites. Should the threat of demolition or harm arise at the remaining properties identified by Council but not considered for IHO listing, Council Officers would revisit this matter and may, at that time, recommend the additional properties be listed under an IHO.

Notwithstanding this, their heritage significance will be assessed under the broader review in conjunction with the other properties mentioned above.

RECOMMENDATION:

1. **THAT** the General Manager, under delegation, make an Interim Heritage Order in accordance with Section 25 of the Heritage Act, 1977 for numbers 115, 117, 119, 131 and 133 Holt Avenue, Cremorne.
2. **THAT** Council forward a copy of this report and notice to the State Government for inclusion in the next Government Gazette. The request is to include a contact name and phone number.
3. **THAT** once the Interim Heritage Order is notified in the Government Gazette:
 - a. Council places a notice in a local newspaper and Councils website within 7 days of the Gazette notifying of the issue of the Interim Heritage Order.

Report of Jayden Perry, Strategic Planner

Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremona

(3)

- b. Council notifies the property owner and issues a copy of the Interim Heritage Order to the property owner.
- c. Council request that the independent heritage consultant proceed with the preparation of a detailed heritage assessment of the subject site.
- d. Council instigate the preparation of a Planning Proposal to amend NSLEP 2013 should the findings and recommendations of the detailed heritage assessment provide the justification for such amendment.

Signed:

N. McC
Acting Manager Strategic Planning

7/3/22
Date

Signed:

[Signature]
Director City Strategy

7 MARCH 2022
Date

Endorsed by:

[Signature]
General Manager

7 March 2022
Date

Report of Jayden Perry, Strategic Planner
 Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

(4)

LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

- Direction: **2. Our Built Environment**
- Outcome: 2.2 North Sydney's heritage is preserved and valued
- Direction: **4: Our Social Vitality**
- Outcome: 4.4 North Sydney's history is preserved and recognized

CONSULTATION REQUIREMENTS

If an Interim Heritage Order (IHO) is made, Council will be required to publish the order in the Government Gazette, provide published notice of the making of the order in a manner that the Minister or the council is satisfied is likely to bring the notice to the attention of members of the public in the area in which the item is situated, and notify the affected property owner(s) in accordance with s.28 of the Heritage Act, 1977. Consultation will occur as the matter proceeds to determination of whether formal heritage listing is warranted.

SUSTAINABILITY STATEMENT

The following table provides a summary of the key sustainability implications:

QBL Pillar	Implications
Environment	<ul style="list-style-type: none"> No anticipated impacts.
Social	<ul style="list-style-type: none"> Application of an IHO will enable the protection of a potentially important piece of North Sydney Heritage.
Economic	<ul style="list-style-type: none"> No anticipated impacts.
Governance	<ul style="list-style-type: none"> Application of an IHO will enable the protection of a potentially important piece of North Sydney Heritage.

BACKGROUND

A. Development Application

On 5 June 2021, a development application (DA 239/21) was lodged with Council seeking the demolition of the existing structures, excavation and construction of a five-storey mixed use development with basement parking and stratum subdivision at 131 and 133 Holt Avenue, Cremorne (also encompassing the neighbouring properties at 135, 137 and 139 Holt Avenue).

On 9 August 2021, a development application (DA 243/21) was lodged with Council seeking the demolition of existing structures and construction of a residential flat building with basement parking at 115, 117 and 119 Holt Avenue, Cremorne.

During the public exhibition period of both development application, Council received several submissions objecting to the proposed development on heritage grounds.

Report of Jayden Perry, Strategic Planner
Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

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B. Notice of Motion

In response to the submissions made to DA 239/21 and DA 243/21 that related to heritage concerns, Council considered a Notice of Motion at its meeting on 24 January 2022, and resolved:

1. *THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.*
2. *THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.*
3. *THAT the review consider whether there are contributory items within any recommended conservation area.*

This report has been prepared in response to this Council resolution.

DETAIL

1. Assessment of Heritage significance

1.1. Introduction

The purpose of this section of the report is to determine whether the placing of an IHO under s.25(2) of the Heritage Act 1977 to protect the properties at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne. This assessment does not constitute a comprehensive analysis of heritage significance using the State Heritage Inventory (SHI) criteria developed by the NSW Heritage Office. Since the identification of the threat, there has been insufficient time to prepare such a report. Nevertheless, a preliminary heritage assessment has been prepared to determine whether Council should proceed to place an IHO over the subject site, based on the SHI criteria.

Council engaged heritage consultants GML to undertake an independent preliminary heritage assessment against the State Heritage Inventory, NSLEP 2013 and local heritage records. A copy of this assessment is provided in Attachment 1.

1.2. The subject sites

The subject sites are comprised of the following:

Address	Lot and DP
115 Holt Avenue, Cremorne	Lot 1 DP 929395
117 Holt Avenue, Cremorne	Lot 1 DP 980 449
119 Holt Avenue, Cremorne	Lot 1 DP 929074
121 Holt Avenue, Cremorne	Lots 1 and 2 DP 135515
123 Holt Avenue, Cremorne	Lot 1 DP 947542
125 Holt Avenue, Cremorne	SP 11200
131 Holt Avenue, Cremorne	Lot 2 DP 602238
133 Holt Avenue, Cremorne	Lot 1 DP 602238

The sites are located along the northern side of Holt Avenue, between Spofforth Street and Military Road in Cremorne. Access to the sites are made from Holt Avenue.

Report of Jayden Perry, Strategic Planner
 Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

(6)

The properties at 115-125 Holt Avenue contain a group of detached Federation era Bungalow style houses, set on large allotments with wide frontages to Holt Avenue. The properties at 131 and 133 Holt Avenue comprise a pair of modest, single-storey semi-detached Victorian dwellings, with simplified Italianate details.

1.3. Heritage Context

The subject sites are not identified in Schedule 5 – *Environmental Heritage* to NSLEP 2013, nor are they located within a Heritage Conservation Area. The current statutory heritage context is provided in Figure 1.

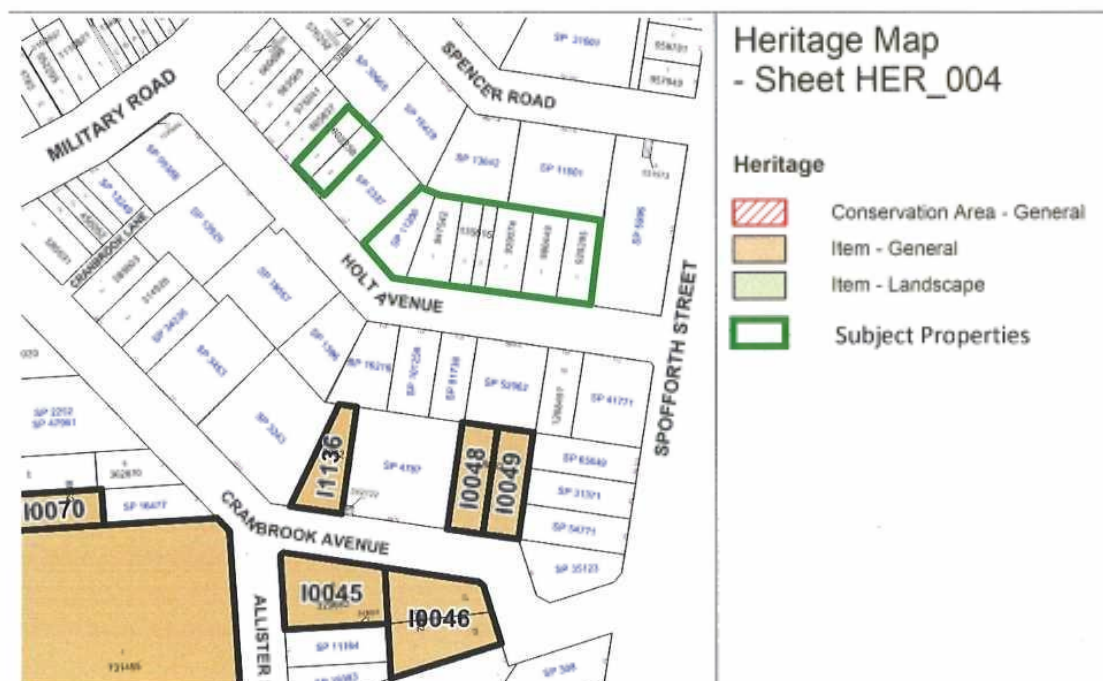


FIGURE 1: Extract from NSLEP 2013 Heritage and Conservation Map

1.4. Similar buildings in the Area

The Preliminary Assessment undertook an analysis of the heritage context of the locality. It identified that the subject properties are within the vicinity of the Holt Estate HCA and Glover and Nathans Estate HCA, both located within the Mosman LGA. The assessment identified that, due to its close proximity to the subject properties, it is likely that they are likely to share historic and aesthetic similarities to the existing HCAs.

1.5. Assessment of significance

In relation to the properties at 115-125 Holt Avenue, the Preliminary Assessment noted that:

As a group, 115-125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, and potentially a rare group within the Cremorne Area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects.

In relation to the properties at 131 & 133 Holt Avenue, the Preliminary Assessment noted that:

As a pair, 131-133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. They are among the earliest surviving houses from the late Victorian period.

2. Is there a threat of harm?

A. 115, 117 & 119 Holt Avenue

As indicated in the Background section of this report, Council received a development application (DA 243/21) on 9 August 2021 seeking the demolition of existing structures and construction of a residential flat building with basement parking at 115, 117 and 119 Holt Avenue, Cremorne. The plans illustrate the complete demolition of the buildings and structures at the three sites to accommodate the proposed development. These plans provide clear intent to harm the potential heritage items through demolition.

B. 131 & 133 Holt Avenue

As indicated in the Background section of this report, Council received a development application (DA 239/21) on 5 June 2021 seeking the demolition of the existing structures, excavation and construction of a five-storey mixed use development with basement parking and stratum subdivision at 131 and 133 Holt Avenue, Cremorne (also encompassing the neighbouring properties at 135, 137 and 139 Holt Avenue). The plans illustrate the complete demolition of the buildings and structures at the three sites to accommodate the proposed development. These plans provide clear intent to harm the potential heritage items through demolition.

As the properties at 115, 117, 119, 131 and 133 Holt Avenue are not identified heritage items nor are they located within a heritage conservation area, there is a chance that the potential heritage items could be lawfully demolished as complying development under the Demolition Code of State Environmental Planning Policy (Exempt and Complying Development Code) 2008 or illegally before an IHO could be imposed under current processes.

C. Remaining Properties (121, 123 and 125 Holt Avenue)

Council's resolution made reference to a number of properties along the northern side of Holt Avenue which are not the subject of current Development Applications. Preliminary assessment shows that the properties at 121, 123 and 125 Holt Avenue are not considered to be under immediate threat, as no application exists for the demolition or significant alteration of the properties.

3. Can an IHO be applied

IHOs can be made by the Minister for Heritage on the recommendation of the Heritage Council, or by local councils under delegation under Part 3 – *Interim heritage orders for items of State or local heritage significance* of the Heritage Act 1977. On 12 July 2013, a Ministerial Order was gazetted which granted authorisation to all local councils in NSW to make IHOs in accordance with s.25 of the Heritage Act 1977 and subject to meeting the conditions listed in Schedule 2 of the Order.

As discussed in the above section of this report, the properties at 121, 123 and 125 Holt Avenue are not considered to be under immediate threat. Therefore, an IHO cannot be granted.

For the remaining properties which have been identified as being under threat, the making of an IHO is considered to be in accordance with the relevant provisions of s.25 of the Heritage Act as demonstrated in Table 1.

Report of Jayden Perry, Strategic Planner
Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

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TABLE 1: Assessment Against s.25 of the Heritage Act 1977	
Requirement	Comment
(1) The Minister may, by order published in the Gazette, authorise a council to make interim heritage orders for items in the council's area.	Authorisation was granted to North Sydney Council on 12 July 2013.
(2) A council authorised under this section may make an interim heritage order for a place, building, work, relic, moveable object or precinct in the council's area that the council considers may, on further inquiry or investigation, be found to be of local heritage significance, and that the council considers is being or is likely to be harmed.	<p>Local Heritage Significance This issue is addressed in Section 1 to this report. It is considered that the subject sites contain potential items of local heritage significance.</p> <p>Threat of harm This issue is addressed in Section 2 to this report. It is considered that there is a threat of demolition to the potential items.</p>
(3) An interim heritage order made by a council is of no effect in so far as it applies to any of the following items:	
(a) an item to which an interim heritage order made by the Minister applies,	No IHO applies to the subject sites which has been issued by the Minister for Heritage
(b) an item listed on the State Heritage Register.	The properties are not listed on the State Heritage Register.
(4) An authorisation under this section can be given subject to conditions and a council cannot act in contravention of the conditions of its authorisation.	Authorisation conditions are addressed in Table 2 to this report.
(5) The Minister may at any time by notice published in the Gazette withdraw a council's authorisation or change the conditions of its authorisation. The withdrawal of a council's authorisation does not of itself affect any interim heritage order made before the authorisation was withdrawn.	An IHO has not yet been placed on the subject properties and therefore cannot be withdrawn.

The making of an IHO is considered to be in accordance with the conditions listed in Schedule 2 of the Order issued on 12 July 2013 as demonstrated in Table 2.

TABLE 2: Conditions for Local Councils to make Interim Heritage Orders		
Condition	Comment	Complies?
(1) A council must not make an Interim Heritage Order (IHO) unless:		
(a) an environmental planning instrument containing a schedule of heritage items derived from a heritage study and provisions for the management of those items is in force in the Local Government Area; and	NSLEP 2013 applies to the whole of the North Sydney LGA and contains a list of heritage items which have been derived from numerous comprehensive heritage studies.	YES

Report of Jayden Perry, Strategic Planner
 Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

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TABLE 2: Conditions for Local Councils to make Interim Heritage Orders		
Condition	Comment	Complies?
(b) it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the council and considers that:	Refer to Section 1 of this report. The preliminary heritage assessment has been prepared by independent heritage consultants GML on behalf of North Sydney Council.	YES
(i) the item is or is likely to be found, on further inquiry and investigation, to be of local heritage significance;	Refer to Section 1 of this report. The preliminary heritage assessment concludes that the items are of potential local heritage significance, are likely to be harmed, and the IHO will only apply to the items determined as being under threat.	YES
(ii) the item is being or is likely to be harmed;	Refer to Section 2 of this report. The subject sites are subject to a current DA which involves the demolition of all buildings upon the subject sites, including the potential heritage items. Therefore, there is an intent to harm this potential item of local heritage significance. The building may also be demolished at any time by way of complying development certification.	YES
(iii) the IHO is confined to the item determined as being under threat; and	Refer to Section 1 and Attachment 2 of this report. The IHO will only apply to the items determined as being under threat.	YES
(c) where the IHO is made over land which includes an item which is likely to be found, on further inquiry and investigation, to be of significance to Aboriginal people, a council must refer the proposal to make an IHO to the Office of Environment and Heritage for assessment regarding significance and community consultation, before the IHO is made. Council must comply with the recommendations of the Office of Environment and Heritage made in its assessment prepared pursuant to the referral.	Refer to Section 1 of this report. The subject is <u>not identified</u> as containing significance to Aboriginal people, therefore referral to the Office of Environment and Heritage is not required before the IHO is made.	YES
(2) A council must not make an IHO where:		
(a) the item is listed on:		

Report of Jayden Perry, Strategic Planner

Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremorne

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TABLE 2: Conditions for Local Councils to make Interim Heritage Orders		
Condition	Comment	Complies?
(i) an environmental planning instrument as an item of environmental heritage;	The subject sites are <u>not listed</u> as items of environmental heritage under any environmental planning instrument	YES
(ii) the item is within a heritage conservation area identified in an environmental planning instrument; or	The subject sites are <u>not identified</u> as being located within a heritage conservation area under any environmental planning instrument	YES
(b) the item is covered by: (i) an order under s.136 of the Heritage Act, 1977; or	The subject sites are <u>not covered</u> by an order under S.136 of the Heritage Act.	YES
(c) the council has previously placed an interim heritage order on the item; or	The subject sites have <u>not been subject to an IHO</u> in the past.	YES
(d) a development consent (other than a complying development certificate), has been granted in relation to the item that permits the item to be harmed, and the development consent is still in force; or	<u>No such development consent has been issued.</u>	YES
(e) a complying development certificate has been granted for the demolition of an existing dwelling and the erection of a new single storey or two storey dwelling house, and the complying development certificate is still in force.	<u>No such complying development certificate has been issued.</u>	YES
(3) A council must not make an IHO in relation to item(s) that are located on land:		
(a) that is Crown land; or	The subject sites <u>do not comprise</u> Crown Land	YES
(b) which is being developed by or on behalf of the Crown; or	The subject sites are <u>not being developed</u> by or on behalf of the Crown	YES
(c) which is subject to a development for which the Minister for Planning and Infrastructure is the consent authority or approval authority under the Environmental Planning & Assessment Act 1979.	The subject sites <u>do not have</u> the benefit of Ministerial approval	YES

Report of Jayden Perry, Strategic Planner

Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremona

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TABLE 2: Conditions for Local Councils to make Interim Heritage Orders		
Condition	Comment	Complies?
(4) A council must not make an IHO in respect of an item (which includes a building, work, relic, or place) that is subject to an approval, consent, licence, permit, permission or any other form of authorisation that requires or permits the item to be harmed and that is issued by the Crown, an officer or employee of the Crown or a Minister.	The subject properties <u>do not have</u> the benefit of an approval, consent, licence, permit, permission or any other form of authorisation that requires or permits the item to be harmed and that is issued by the Crown, an officer or employee of the Crown or a Minister.	YES
(5) An IHO made by a council must contain the following condition: <i>"This Interim Heritage Order will lapse after six months from the date it is made unless the local council has passed a resolution before that date; and</i> (i) <i>in the case of an item which, in the council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or</i> (ii) <i>in the case of an item which in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register."</i>	Refer to Attachment 3 to this report. This condition is contained.	YES
(6) A council must publish annually in its State of Environment Report or Annual Report a summary of all decisions regarding IHOs for that year and provide a copy to the Office of Environment and Heritage.	This can be complied with once the IHO has been issued.	YES

4. What are the next steps?

In order to assist Council in ensuring compliance with the criteria and limitations which apply to the use of IHOs under Section 25 of the Heritage Act, a flow chart has been prepared (refer Attachment 4). It illustrates the relevant steps required in the implementation of an IHO and subsequent steps to have the property listed as a heritage item under NSLEP 2013. The identified process would be applied to 115, 117, 119, 131 and 133 Holt Avenue, Cremona in the event that an IHO is made by Council.

It should be noted that an opportunity to appeal the imposition of the IHO through the Land and Environmental Court will become available to the land owner and any other effected party.

Should the threat of demolition or harm arise at 121, 123 or 125 Holt Avenue, Council Officers would

Report of Jayden Perry, Strategic Planner
Re: Interim Heritage Order Proposal – Holt Avenue Properties, Cremona

(12)

revisit this matter and may, at that time, recommend the additional properties also be listed under an IHO.

Council should note that additional costs, including staff resources, would be incurred by Council when an IHO is applied and an amendment to NSLEP 2013 required. A Planning Proposal would be required to be prepared and publically exhibited for the properties identified in the report to amend Schedule 5 of NSLEP 2013 to add the properties as heritage items.

5. Timing of LEP amendment

If an IHO is imposed over the property, it is anticipated that a Planning Proposal report recommending the listing of the subject site as a heritage item under NSLEP 2013 will be put to Council for its consideration by the August 2022 meeting at the latest if warranted by the further heritage assessment of the property. If the recommendation for listing is adopted by Council, the Planning Proposal will be forwarded to the Department of Planning and Environment seeking a Gateway Determination to publically exhibit the Planning Proposal.

6. Conclusion

It is clear from the Preliminary Assessment prepared by GML that the Holt Street properties assessed have potential heritage significance and are worthy of further investigation as to whether they should be listed as heritage items under NSLEP 2013. Furthermore, a number of the properties are currently under threat of being demolished and it is recommended that Council pursue the issuing of an IHO over the properties to prevent their demolition in the short term. The issue of an IHO will grant Council adequate time to fully investigate the properties and to prepare a Planning Proposal for listing as a heritage items under NSLEP 2013 subject to the further assessment to be conducted.

North Sydney Council

Heritage Act 1977

Interim Heritage Order No. 1/2022


115, 117, 119, 131 and 133 Holt Avenue, Cremorne

Under Section 25 of the Heritage Act, 1977, North Sydney Council, do by this notice:

- I. Make an Interim Heritage Order to cover the items of the environmental heritage specified or described in Schedule 'A'; and
- II. Declare that the Interim Heritage Order shall apply to the curtilage or site of such items, being the land described in Schedule 'B'

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

- (1) In the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- (2) In the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.


Ken Gouldthorp
General Manager
North Sydney Council

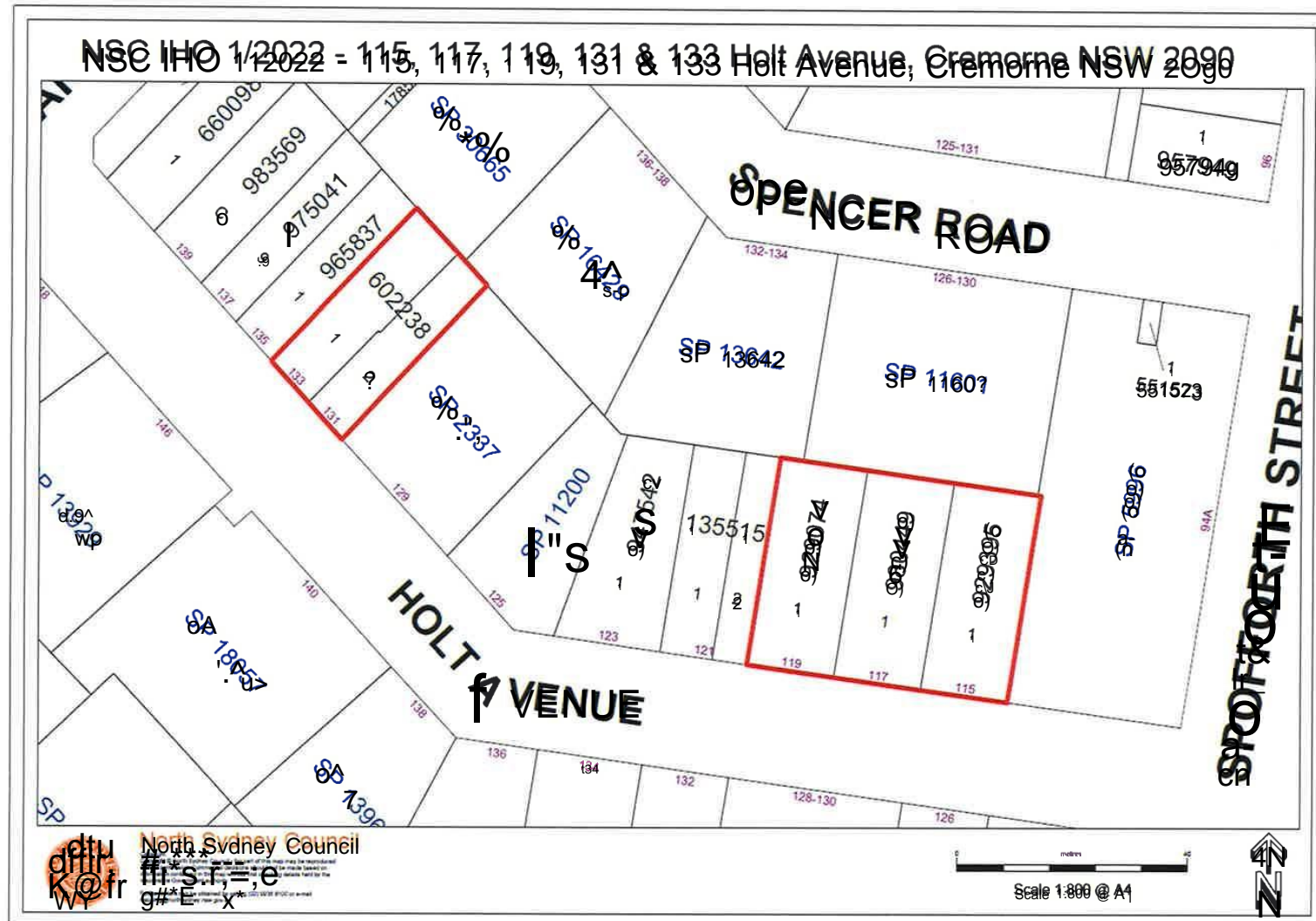
Dated at North Sydney 7 March 2022

SCHEDULE 'A'

The properties situated at 115, 117, 119, 131 and 133 Holt Avenue, Cremorne NSW 2090 on the land described in Schedule 'B'.

SCHEDULE 'B'

The parcels of land known as Lot 1 DP 929395, Lot 1 DP 980 449, Lot 1 DP 929074, Lot 2 DP 602238 and Lot 1 DP 602238, shown edged heavy red on the plan catalogued NSC IHO 1/22.





115_125, 131_133 Holt Avenue, Cremorne

Preliminary Heritage Assessment

Report prepared for North Sydney Council

Acknowledgement of Country

We respect and acknowledge the First Nations of the lands and waters we live and work, their rich cultural heritage and their deep connection to Country. We acknowledge their Elders past and present. We are committed to true and meaningful engaging with First Nations to support the protection of their cultural heritage. We strongly advocate social, cultural and political justice and support to the people of the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report contains images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
22-0023	1	Draft Report	28 February 2022
22-0023	2	Draft Report	2 March 2022
22-0023	3	Final Report	7 March 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Cover image

123 Holt Avenue, Cremorne. (Source: © GML Heritage)

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Executive summary

North Sydney Council (Council) has engaged GML Heritage Pty Ltd (GML) to provide a heritage assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne (the properties), in order to determine whether any of the properties are eligible to be the subject of an Interim Heritage Order (IHO). This assessment was commissioned in response to a resolution of Council.

At its meeting on 24 January 2022, Council resolved:

1. THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. THAT the review consider whether there are contributory items within any recommended conservation area.

This resolution was in response to concerns about development applications that involve a number of the subject properties. These proposals involve the demolition of the existing buildings on the sites, and as such represent a threat of harm.

The existing properties are not currently listed as heritage items. However, they are in the vicinity of two existing heritage conservation areas (HCAs) located within the neighbouring Mosman local government area (Holt Avenue HCA and Glover and Nathans Estate HCA).

This report forms the first stage of the project, being an initial assessment of the significance of the group of dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, to determine if they have potential to reach the threshold for heritage listing and therefore warrant protection under an IHO.

This Preliminary Assessment Report includes:

- a review of previous heritage reports, LEP maps, recent development applications and other relevant material provided by Council
- preliminary historical research



- physical analysis of the group of houses and surrounding area (based on inspections undertaken from the public domain)
- review of the applicants' heritage reports accompanying development applications DA 243/21 and DA 239/21 and the heritage assessment report by Cremorne Conservation Group
- preliminary, high-level assessment of the group of houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne
- preliminary, high-level advice as to the potential of the surrounding area (bounded by Cranbrook Avenue, Spofforth Street, Cabramatta Road and Military Road) to warrant assessment as a heritage conservation area (HCA).

The key outcomes of this report are as follows:

- The applicants' heritage documents are inconsistent with their application of the 'NSW Assessing Heritage Significance' guidelines and do not provide an adequately rigorous assessment of the heritage significance of the buildings.
- As a group, 115–125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, that is potentially rare within the Cremorne area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects.
- As a pair, 131–133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. The dwellings are among the earliest surviving houses from the late Victorian period.
- Preliminary assessment suggests that among the eight dwellings there are several potential groupings that may demonstrate shared heritage values which could reach the threshold for heritage listing. These groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area
- An investigation of a potential HCA (bounded by Spofforth Street, Military Road, Cabramatta Street and Holt Avenue) has determined that the area is highly unlikely to meet the threshold for listing under any criteria due to the following:



- The area no longer displays a cohesive historic character or provide an understanding of the historic development of the area, with few remaining original buildings.
- Due to its zoning, the area is predominantly contemporary residential and commercial development from the late twentieth and early twenty-first century.
- The original subdivision pattern has largely been altered.
- The only streetscape that retains an historic character is the northern side of Holt Avenue, and the dwellings on Cranbrook Avenue which are already individually heritage listed.

The recommendations of this report are:

1. An Interim Heritage Order be placed on Nos 115, 117, 119, 131, and 133 Holt Avenue Cremorne in order to protect the buildings from demolition whilst a detailed assessment of their heritage significance is undertaken to determine if the properties qualify for heritage listing within Schedule 5 of NSLEP 2013;
2. Council undertake further detailed assessment of the shared heritage values of the houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue to determine their potential for group heritage listing. The potential groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area; and
3. The assessment of the current development applications should have consideration for these recommendations.



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1 Introduction

1.1 Background

North Sydney Council (Council) has commissioned GML Heritage Pty Ltd (GML) to provide a heritage assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne (the properties), in order to determine whether any of the properties are eligible to be the subject of an Interim Heritage Order (IHO). This assessment was commissioned in response to a resolution of Council.

At its meeting on 24 January 2022, Council resolved:

1. THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. THAT the review consider whether there are contributory items within any recommended conservation area.

This resolution was in response to concerns about development applications that involve a number of the subject properties. These proposals involve the demolition of the existing buildings on the sites, and as such represent a threat of harm.

The existing properties are not currently listed as heritage items. However, they are near two existing heritage conservation areas (HCAs) located within the neighbouring Mosman local government area (LGA) (Holt Estate HCA [C3] and Glover and Nathans Estate HCA [C12]). One of the subject properties, 125 Holt Street, was formerly heritage listed under the *North Sydney Local Environmental Plan 2013* (NSLEP 2013). However, it was delisted during the 2007 Heritage Review.

This report forms the first stage of the project, being an initial assessment of the significance of the group of dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, to determine if they have potential to reach the threshold for



heritage listing and therefore warrant protection under an IHO. This Preliminary Assessment Report includes:

- a review of previous heritage studies, LEP maps, recent development applications and other relevant material provided by Council
- preliminary historical research
- physical analysis of the group of houses and surrounding area (informed by inspections undertaken from the public domain)
- preliminary, high-level advice as to the potential of the surrounding area (bounded by Cranbrook Avenue, Spofforth Street, Cabramatta Road and Military Road) to warrant assessment as a HCA.

Should the assessment recommend that Council proceed with an IHO over the properties, a further detailed assessment of the heritage significance of the dwellings and/or wider area would be provided, as required by the terms of an IHO.

The historical research, site investigation and heritage assessment in Sections 3–7 of this report provide the framework for determining whether an IHO should proceed on one or more of the subject properties.

1.2 Identification of Study Area

The subject sites are located at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, within the North Sydney Local Government Area (LGA), and are identified in Figure 1.1 and 1.2 below. The properties occupy the majority of the southeastern side of Holt Avenue between Military Road in the north and Spofforth Street in the east. The lot numbers, land zoning and maximum building height of the properties are outlined in Table 1.1 below.

Table 1.1 Property Information.

Address	Lot Number	Land Zoning	Maximum Building Height
115 Holt Avenue	Lot 1 DP 929395	R3: Medium Density Residential	8.5m
117 Holt Avenue	Lot 1 DP 980449	R3: Medium Density Residential	8.5m
119 Holt Avenue	Lot 1 DP 929074	R3: Medium Density Residential	8.5m



121 Holt Avenue	Lots 1 and 2 DP 135515	R3: Medium Density Residential	8.5m
123 Holt Avenue	Lot 1 DP 947542	R3: Medium Density Residential	8.5m
Address	Lot Number	Land Zoning	Maximum Building Height
125 Holt Avenue	SP 11200	R3: Medium Density Residential	8.5m
131 Holt Avenue	Lot 2 DP 602238	R4: High Density Residential	12m
133 Holt Avenue	Lot 1 DP 602238	R4: High Density Residential	12m

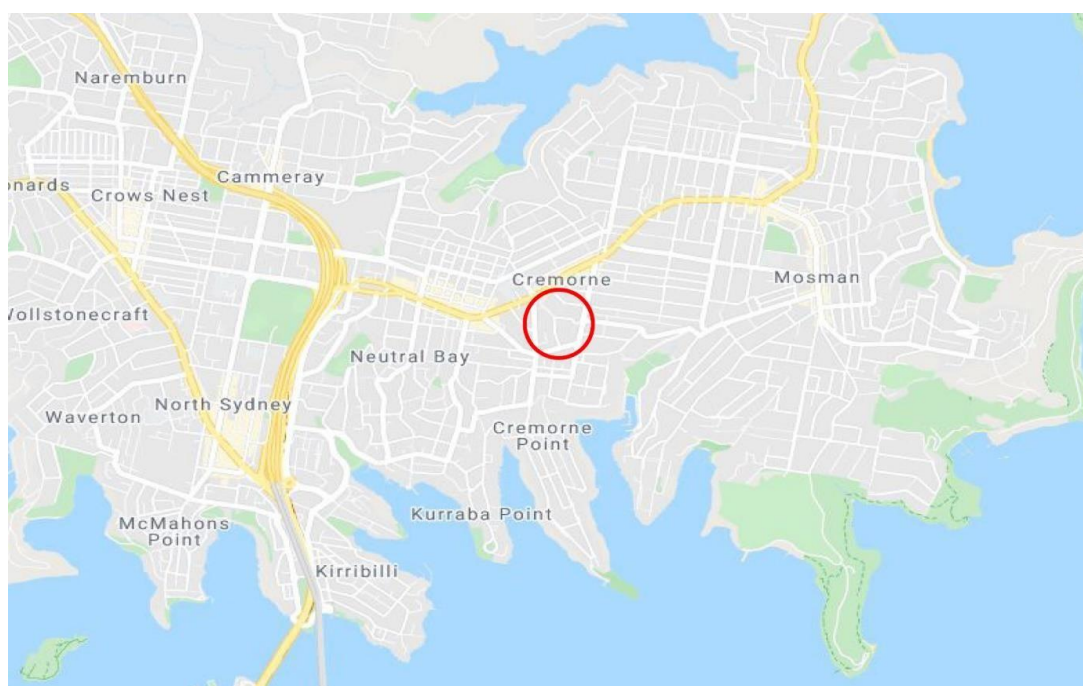


Figure 1.1 Location of Cremorne in its wider context. (Source: © Google Maps with GML overlay, 2022)



Figure 1.2 Location of the subject dwellings and potential heritage conservation area. (Source: Nearthmap with GML overlay, 2021)

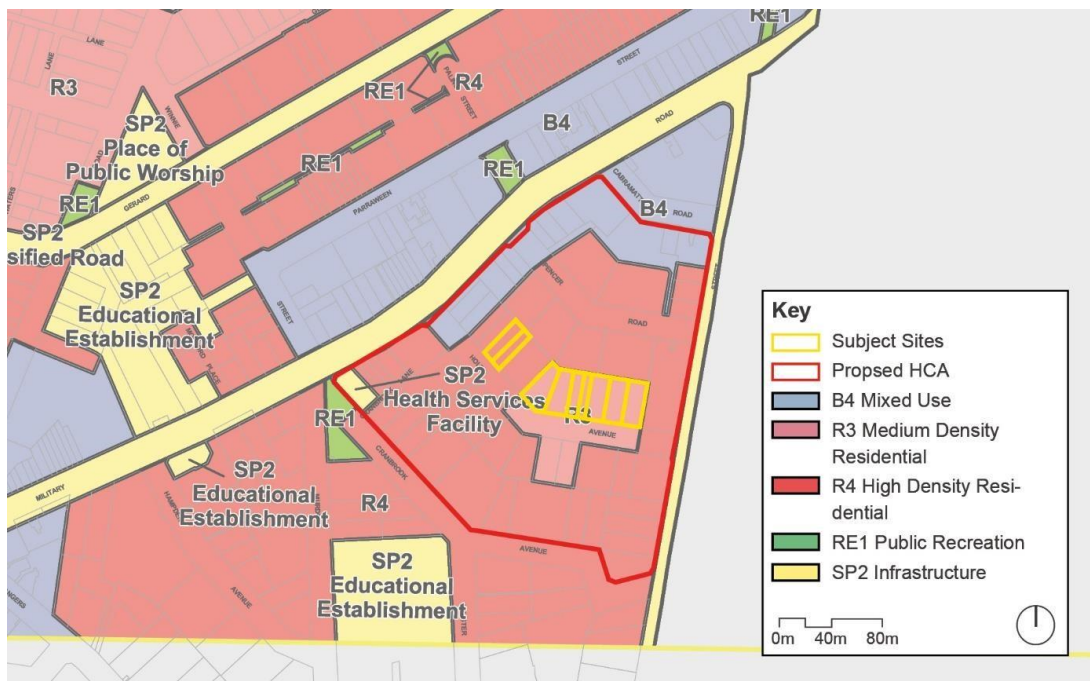


Figure 1.3 LEP zoning relating to the subject sites and potential heritage conservation area. (Source: North Sydney LEP 2013, Land Zoning Map – Sheet LZN_003 with GML overlay)



1.3 Current Development Applications

Council has received two development applications (Das) that involve several of the subject properties:

- **DA 239/21:** Demolition of existing structures, excavation and construction of a fivestorey mixed use development with basement parking and stratum subdivision.
- Lodged on 5 June 2021, this DA affects the properties at 131 and 133 Holt Avenue (and also encompasses the neighbouring properties at 135, 137 and 139 Holt Avenue).
- **DA 243/21:** Demolition of existing structures and construction of a residential flat building with basement parking.
- Lodged on 9 August 2021, this DA affects the properties at 115, 117 and 119 Holt Avenue.

1.4 Methodology

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

1.5 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage NSW), and the Burra Charter.¹

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.



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

1.6 Limitations

This report was informed by a physical inspection of the sites and the surrounding area from the public domain only, a desktop analysis of available information and reports, and additional primary and archival research undertaken at the North Sydney Heritage Centre (Stanton Library).



1.7 Acknowledgements

GML gratefully acknowledges the assistance of North Sydney Council in providing background information and support.

1.8 Endnotes

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



2 Statutory context

2.1 Introduction

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

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

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve the state's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'.

There are no items listed on the State Heritage Register (SHR) in the study area. There are two items listed on the SHR in the wider vicinity. These are 'Belvedere' at 7 Cranbrook Avenue, and 'Egglemont' at 11 Cranbrook Avenue.

2.3 Environmental Planning and Assessment Act 1979

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

2.4 North Sydney Local Environmental Plan 2013



The NSLEP 2013 is the principal environmental planning instrument applying to the land. Schedule 5 of the NSLEP identifies heritage items and HCAs. The subject site is not listed as a heritage item nor is it located within a listed HCA.

The objectives of Clause 5.10 are as follows:

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

The subject properties are not currently listed as a heritage item, nor are they within a HCA, within the NSLEP.

2.5 North Sydney Development Control Plan 2013

The *North Sydney Development Control Plan 2013* (NSDCP 2013) Part B Section 13 (Heritage and Conservation) provides specific development objectives and controls for conservation areas (including contributory, neutral or uncharacteristic properties), heritage items and development in the vicinity of heritage items.

The subject properties are not currently listed as a HCA; however, this review will provide high-level guidance as to whether they should be investigated for listing as an HCA.

9 3 Historical Overview

9.1 3.1 Introduction

This section provides an overview of the historical background of the Holt Avenue properties and surrounding area. It is based upon secondary sources, supplemented with additional desktop research from the National Library of Australia (NLA), the State Library of NSW, North Sydney Heritage Centre (Stanton Library) and NSW Land Registry Services.



9.2 3.2 Aboriginal North Sydney

Aboriginal people have occupied Sydney's North Shore for thousands of years; radiocarbon dating of archaeological material from Cammeray dates Aboriginal occupation of the area back to at least 5,800 years ago. The Cammeragul (Cammeraygal) and the Wallumedegal occupied the North Shore of Sydney in 1788, when the First Fleet arrived in Sydney Cove. Boundaries were not clearly defined, but Governor Phillip noted that the Cammeragal (sic) occupied the 'north-west part of this harbour' and Wallumedegal the 'opposite shore'.

The groups were nomadic and had various camp sites that were used depending on the season and availability of food or other requirements. They sheltered in sandstone rock shelters, which lined waterways, and huts constructed from local resources. The groups fished, hunted and harvested food from abundant local resources. They had a complex cultural life, with distinct languages, customs and a rich spirituality.

The devastation wrought by colonisation and the outbreak of smallpox did not mean the end of Aboriginal occupation in Sydney's North Shore. The ongoing presence of Aboriginal people is recorded in paintings, personal letters from the time and oral histories. In 1878, the *Sydney Morning Herald* reported that many Aboriginal people from the Shoalhaven had established camps at Berrys Bay and other northern sites—scattered outposts in a rapidly growing colonial city.

9.3 3.3 Early land grants and European occupation

The subject sites are located on part of a 700-acre (283 hectare) grant secured by John Piper for his son-in-law Alfred Thrupp in 1814. Thrupp and his wife, Sally, departed for Tasmania soon after and never occupied the land. It appears to have been sold to Piper in the process, because on his bankruptcy in 1827, the land was purchased by Solomon Leve and Daniel Cooper. The following year they gave permission to James Milson to 'take charge' of Thrupp's Farm to prevent the theft of firewood. A building known popularly as Thrupp's Cottage was built on the foreshore alongside Hayes Street in the 1820s.

Daniel Cooper died in 1853, bequeathing the land to his nephew John. John Cooper progressively subdivided and leased parcels of land for 99-year terms over the following 60 years. These leaseholds generally comprised large blocks of land and the lessees mostly subdivided the land and assigned underleases.

In 1881 John Cooper conveyed a lease of 120 acres (48.5 hectares) to William Henry



Paling and Andrew Hardie McCulloch junior for the term of 99 years. Paling and McCulloch subdivided their leasehold and sold the allotments as underleases. In August 1885 Paling and McCulloch conveyed the lease to 13 acres, 2 roods and 15 perches in total (over 5 hectares) to Adolph Caesar Shadler of St Leonards, a bread and biscuit manufacturer.

Shadler subdivided his property into 118 allotments as the Long View Estate (or Longview Estate), also popularly known as Shadler's Estate. The subdivision was registered at the Land Titles Office as Deposited Plan 4764 (see Figure 3.1). The 118 allotments were laid out across three sections bounded by existing roads, Military Road and Spofforth Street, with three new streets formed in the estate, Short Street (now known as Cabramatta Road), Middle Street (now Spencer Road) and Shadler Street (renamed Holt Avenue).

The Long View Estate was advertised for auction sale on 21 November 1885, comprising 'level building allotments, elevated positions, grand views', with leases to run for 95 years. Richardson and Wrench reported that portions of the leasehold estate sold at prices ranging from 4 shillings and 9 pence to 3 shillings and 9 pence per foot per annum. The first auction was not a success. Two years later, on 10 September 1887, 115 unsold allotments were advertised for auction sale:

This part of the North Shore will undoubtedly become the most fashionable spot in the locality, and persons in search of land suitable for Villa Residences ... should not allow this opportunity to pass.¹

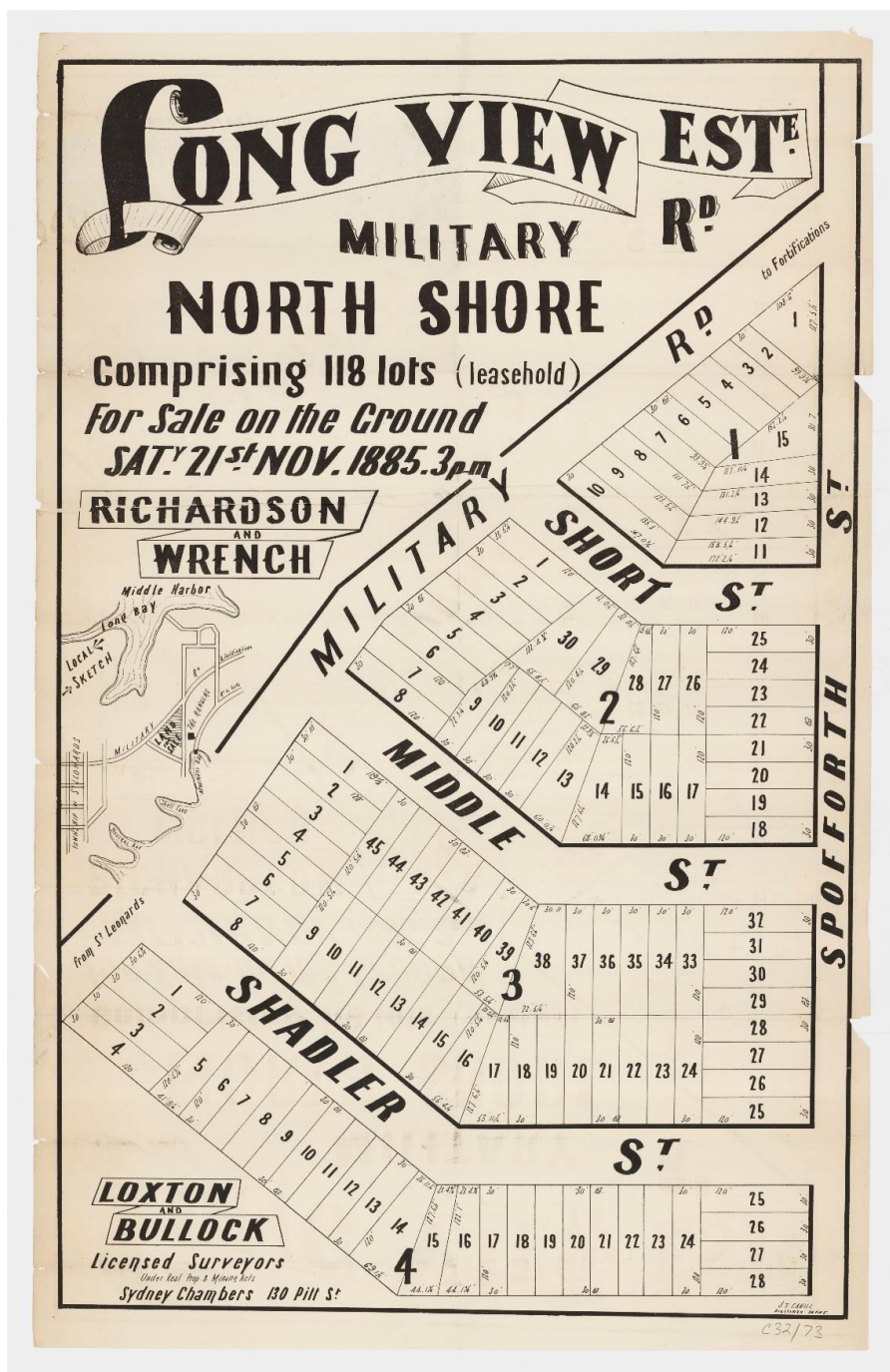


Figure 3.1 Long View Estate Military Road, North Shore, 21 November 1885. (Source: State Library of NSW, a4688067)



The subject sites comprise several allotments in Section 3 of the estate. A brief history of each of the subject sites is outlined below.

9.3.1 3.3.1 115 Holt Avenue

No. 115 Holt Avenue is located on Lot 24 and part lots 25 to 28 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). Lease 458230 comprised Lot 25 and part lots 25 to 28, the study site.

Thomas Ross erected a house on this site in 1907; the Council Rate Book contains an entry for a single-storey house of six rooms, owned by John Cooper, leased to Thomas Ross and occupied by Arthur G Humphries. According to the Sands Directory 115 Holt Avenue is first listed in 1909 as a house called 'Manningham' occupied by Arthur Cottle.

In 1913 Tom Raine Raine and Claude Gerard Phillips, trustees of the Cooper Estate, converted over 63 acres (more than 25 hectares) of leasehold land to Torrens title. Five years later they sold the freehold title of much of this land in the two estates to the Warringah Property Company, including lots 19–28 in Section 3 of the Long View Estate.

In 1924 the subject site, lot 24 and part lots 25–28 were sold to General Investments Ltd.²

No. 115 Holt Avenue was occupied by a succession of tenants until at least 1932–33 when the Sands Directory ceased publication. Tenants included Meredith Hammond, WH Brown, Mrs Beatrice Fleming and Harold A Martel. The Council Valuation Books list some of these tenants too, namely Hammond Meredith (1911–13 and 1914–16), William H Brown (1917–19 and 1920–22) and George Henry Fleming (1922–24 and 1925–57).

In 1931 General Investments Limited conveyed several parcels of land, including Lot 24 and part lots 25–28 in Section 3 of the Long View Estate, to Arthur Perkins Reynolds of Sydney, company director.³ Reynolds sold the subject site in March 1946 to George Henry Fleming of Cremorne, law clerk.⁴ He promptly sold 115 Holt Avenue in January 1947 to Bernard Moreton Birkenhead Riley of Sydney, medical practitioner. Following his death, the property passed by transmission in 1986 to John Richard Roy Simpson who sold it the same year to Comserve (No. 1935) Pty Ltd and Jedapac Pty Ltd as tenants in common. Kathleen Teresa Stirling became registered owner of 115 Holt Avenue in June 1987.



9.3.2 3.3.2 117 Holt Avenue

No. 117 Holt Avenue is located on Lot 23 and part Lot 22 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). Lease 448388 comprised Lot 23 and part Lot 22, the present site of 117 Holt Avenue.

Thomas Ross erected a house on this site in 1907; the Council Rate Book for 1907–08 contains an entry for a single-storey house of six rooms owned by John Cooper, leased to Thomas Ross and described as vacant. No. 117 Holt Avenue is first listed in the Sands Directory in 1908 as a house called Abi Ofa occupied by Arthur Humphries; this entry is repeated the following year (1909). The 1910 edition lists Mrs J Prendergast in the house, then renamed Ritherdon. This was one of the first two houses built by Ross in the street, the other being Thornley (119 Holt Avenue).

In 1913 Tom Raine Raine and Claude Gerard Phillips, trustees of the Cooper Estate, converted over 63 acres (more than 25 hectares) of leasehold land to Torrens title. Five years later they sold the freehold title of much of this land in the two estates to the Warringah Property Company, including lots 19–28 in Section 3 of the Long View Estate.

Abraham Falk and Esther Falk were listed at this address in the Council Valuation Books as the ratepaying lessees/occupiers in 1914–16 through to 1922–24. Throughout this period the house was called Ritherdon, sometimes misspelt as Rethorden or Ruthorden.

In 1924 the subject site, Lot 23/part Lot 22 was sold to General Investments Ltd.⁵ Two years later that company sold this property to Raymond Carbery Addison and Ida Stanley Addison as joint tenants.⁶ Raymond was described as a bank officer. They owned and occupied 117 Holt Avenue until 1945 when the property was transferred to Alison Raymond Storey, wife of Arthur Stanley Storey, Lieutenant Commander in the Royal Australian Navy. It is unclear if the family were in residence at this time, as Commander Storey was appointed as the Director of Naval Intelligence Melbourne in 1946. The property changed hands in 1949 to Arthur William Coleman of Cremorne, builder, and his wife Maisie Agnes Coleman as tenants in common. They lodged a successful application to North Sydney Council to undertake minor alterations to the house (Figure 3.2).

Kenneth Wilton Crowe became the registered proprietor of 117 Holt Avenue in February 1952. He owned the property until May 1974 when it changed hands to Seaconwil Pty Ltd.⁷

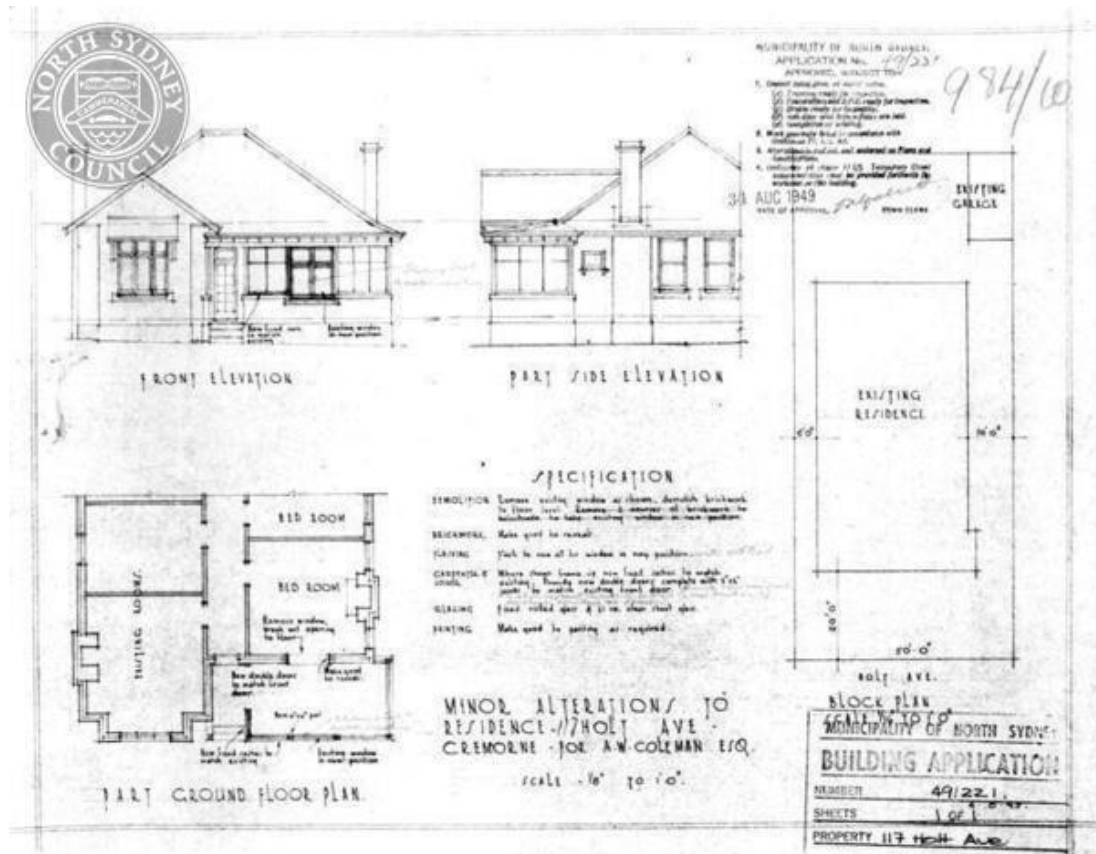


Figure 3.2 Building application for minor alterations to 117 Holt Street for AW Coleman, 1949.
(Source: North Sydney Heritage Centre, NSMCA BA 49/221)

9.3.3 3.3.3 119 Holt Avenue

No. 119 Holt Avenue is located on Lot 21 and part lots 20 and 22 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). Ross obtained lease 448390 comprising Lot 21 and part lots 20 and 22, the present site of 119 Holt Avenue, on 22 November 1906.

Thomas Ross erected a house on this site in 1907; the Council Rate Book for 1907–08 contains an entry for this property, owned by John Cooper, leased to Thomas Ross and occupied by Mrs Lena Martin. This was one of the first two houses built by Ross in the street, the other being Abi Ofa (117 Holt Avenue).



No. 119 Holt Avenue was first listed in the Sands Directory in 1908 as a house named Thornley (later Thornleigh) occupied by Francis S Hall.

The Warringah Property Company sold multiple allotments in the Long View and Parraween estates in September 1919 to John William Reynolds of Bondi, company manager.⁸ He sold 119 Holt Avenue in early 1924 to Robert James Rain of Neutral Bay, surveyor, and Ethel Mills Rain. They owned and occupied Thornleigh until mid-1932 when they sold it to Estelle Maude Spain. She and Kenneth Bayer Spain, a draughtsman, are listed at 119 Holt Avenue in the electoral rolls during this period.

In 1938 the property changed hands to Cremorne widow Blanche Helen Champion. She owned and occupied 119 Holt Avenue until her death in October 1959. The following year the property passed to Dennys Alexander Hill Champion of Cremorne, an electrical engineer. He promptly sold it the same year to Neutral Bay widow Frances Fanny Neill. She owned and occupied it until at least 1980.

No. 119 Holt Avenue was sold most recently in April 2020, when it was named Oakhurst.

9.3.4 3.3.4 121 Holt Avenue

No. 121 Holt Avenue is located on Lot 19 and part Lot 20 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). On 22 November 1906 Ross obtained lease 448387, comprising Lot 19 and part Lot 20, the present site of 121 Holt Avenue.

Ross erected a house on this site in 1907; the Council Rate Book for 1908–09 lists a vacant house on this site leased to Thomas Ross. The 1910 Sands Directory lists Mrs L Marton at Leonville in Shadler Street (now Holt Avenue). The 1911–13 Valuation Book contains an entry for a house called Leonville on this site. The 1914 Valuation Book lists Lena Martin as the occupant of 121 Holt Avenue, and the ratepaying lessee was Mrs Esther Falk from 1914 to at least 1917–19. The house was variously occupied in the 1920s including by HE Taylor and then Alfred Williams. Williams was the occupant of 121 Holt Avenue in the 1917–19 through to 1925–27 Triennial Valuation Books.

The freehold of multiple allotments in the Long View and Parraween estates, including the subject land, was sold to General Investments Limited in January 1924. He sold 121 Holt Avenue in May 1943 to Annie Agnes Williams, George Williams and Kathleen Williams as tenants in common.⁹



Kathleen Selway, a widow of Cremorne, became the registered proprietor of 121 Holt Avenue in October 1947. The property changed ownership in April 1963 to Emily Marjorie Bawtree Alley of Cremorne, a 'spinster'. She owned it to December 1984 when it passed by transmission to Vivienne Watkins. The following year Watkins conveyed 121 Holt Avenue to Richard Maxwell Fyson Woods.

9.3.5 3.3.5 123 Holt Avenue

No. 123 Holt Avenue is located on Lot 18 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16/part Lot 17 (site of 125 Holt Avenue) and Lot 18/part Lot 17 (site of 123 Holt Avenue).¹⁰ Consequently 123 and 125 Holt Avenue share a common history.

In the 1907–08 Rate Book, Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this is not borne out by land title documents. Though Garton's wife Helen was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, the first reference to the underlease of the subject land on the certificate of title records only the underlease to Richard Henry Pearce of the three allotments.

In the 1908–09 Rate Book Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessee and occupier of the land respectively, effective from 26 June 1908. The 1908–1910 Valuation Book described the property as being occupied by Reginal Wickham, owned by John Cooper and leased to Richard Henry Pearce. The valuation entry indicates it was an 'unfinished house' but the unimproved, improved and annual values of £300, £775 and £55 listed respectively indicate that the house was completed during the three-year period, most likely in 1908 or 1909.

The house was possibly designed by Edward Skelton Garton, as he and Richard Henry Pearce appeared to have an agreement to jointly build houses in the Mosman and Cremorne area. However, a dispute arose between the two men which resulted in court proceedings that led to Edward Skelton Garton being declared bankrupt by public notice on 8 December 1908.

The partnership between the two men was severed in 1908 when Garton accused Pearce of lying about their business arrangement and not giving him the profits from the sales of houses they had jointly built. This financial dispute resulted in court proceedings that led to Edward Skelton Garton being declared bankrupt by public notice on 8 December 1908.



The court found there was a partnership and he was Pearce's architect.¹¹ The newspaper accounts do not specifically mention Holt Avenue (formerly Shadler Street) but the rate records certainly connect Garton and Pearce to the subject site, and the house was built around this time.

The house, called Bangalow, was first listed in the Sands Directory in 1910, and occupied by Mrs Agnes Mack. She was listed here until 1912. The next occupant is Mrs RF Furber in 1913 and 1914.

In 1915 Richard Henry Pearce sold the subject site to Annie Rebecca Small, wife of William Paul Small of Sydney, a company manager, and Hilda Beaumont Moginie, wife of Arthur Harold Moginie of Neutral Bay, a manufacturers' agent. AH Moginie is listed at this address in the Sands Directory from 1915.

Annie Rebecca Small leased the property in November 1922 to Herbert Woodley Gilles, a company manager. The following year the property was advertised to lease as a 'five roomed cottage, glassed-in sleeping-out verandah, all conveniences, lawns etc'.¹³ No. 123 Holt Avenue was occupied from this time by a succession of tenants.

Following the death of Annie Rebecca Small in 1945 the property changed hands in December 1950 to Kenneth James Turton of Neutral Bay, a clerk. He and his wife Joan Noeleen Turton are listed at 123 Holt Avenue in electoral rolls from at least 1954 until 1972. In November that year the property was sold to Thomas Murray Slimmon of Cremorne, trader (owner of adjoining property, 125 Holt Avenue). It changed hands again in October 1975 to David Graham Slimmon of Cremorne, animator. Slimmon owned the property until July 1986 when it was conveyed to Geoffrey Thomas Butterworth and Margaret Yvonne Butterworth. Sarah Elizabeth Wansey became the registered proprietor in January 1995.¹⁴

9.3.6 3.3.6 125 Holt Avenue

No. 125 Holt Avenue is located on Lot 16 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16 and part Lot 17 (site of 125 Holt Avenue) and Lot 18 and part Lot 17 (site of 123 Holt Avenue).¹⁵ Consequently 123 and 125 Holt Avenue share a common history.

In the 1907–08 Rate Book, Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this was not borne out by land title documents. His wife, Helen, was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, but the first reference to the underlease of the subject land is as



mentioned earlier when Richard Henry Pearce was noted as the owner of said lease of the said allotments.

In the 1908–09 Rate Book, Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessees of the land, effective from 26 June 1908.

The most likely explanation of the contradictory documentation relates to an arrangement that existed in this period between the two gentlemen. Edward Skelton Garton and Richard Henry Pearce appeared to have an agreement whereby Pearce agreed to take ownership of the underlease of several parcels of land at Mosman, employ Garton to design houses which Pearce would erect on the sites, with the subsequent profit from the sales being split between the two men. Their dispute is described in Section 3.3.5 as mentioned before the newspaper accounts do not refer to Holt Avenue (formerly Shadler Street).

In December 1913 Richard Henry Pearce, builder, lodged a successful building application to North Sydney Council to build a cottage on lot 16 (and part Lot 17). It is possible that Pearce utilised Edward Skelton Garton's drawings to complete 125 Holt Avenue given their former partnership in building houses in the area.

The house was completed by November 1914, when Edna Walker of 'Carina [125 Holt Avenue], Shadler Street, Neutral Bay' reported the theft of a gold brooch during an excursion to the beach. This was the first mention of a house name for this property. In May 1915 Richard Henry Pearce sold the property to Julia Jones White and Harriet Susanna Walker as tenants in common.¹⁷ Carina is first listed in the Sands Directory in 1916 in the occupation of Mrs HS Walker and Mrs JJ White.

No. 125 Holt Avenue was advertised for sale in December 1917 as a 'Modern Detached DF Brick Cottage, slate roof, 6 large rms, lounge hall, and offices, in perfect order, 3 verandahs, 2 mins from Military-rd. Land 79 x 21, Torrens'.¹⁸ The property was sold to Emily Grace Brooke of Cremorne, a 'spinster', in March 1918. She is accordingly listed at 125 Holt Avenue in the Sands Directory after this date, and from 1930 in the electoral rolls.

A local builder, M de Chateaubourg of Wollstonecraft, carried out additions to the residence in 1924.¹⁹

Following Brooke's death in May 1942 the property was conveyed to Wilfred Clarence Brooke of Cremorne, a retired stock and station agent. He died in 1948 and the property changed hands in May 1950 to William Carl Chadwick and Shaw Strickland as tenants in common. Two months later they transferred 125 Holt Avenue to Elsie Moulder Maclean, Marion Isabel Wallen, Dorothy Edith Bagot and Helen Edith Elaine Moore as tenants in



common. The following year William Henry Cary Allison and Gwendoline Charlotte Allison became registered proprietors of the property.

Following the death of William Henry Cary Allison, his widow sold the property in March 1955 to James Daniels of Cremorne, airline employee, and his wife, Isabel Joan Daniels. James became the sole owner in April 1959 following Isabel's death. He owned 125 Holt Avenue until December 1970 when it was sold to Thomas Murray Slimmon of Cremorne, a trader. It changed hands once again in October 1975 to David Graham Slimmon of Cremorne, an animator. The following year David Leslie Abrahams became the new owner of 125 Holt Avenue. At this date the deed was cancelled and a strata plan registered.²⁰

The North Sydney Heritage Review (1998) described 125 Holt Avenue as a 'rare successful synthesis of styles which has produced an attractive building whose bulk is not apparent from the frontage. It is a rare survivor in its immediate vicinity'.

9.3.7 3.3.7 131 and 133 Holt Avenue

No. 131 Holt Avenue is located on lots 11 and 12 in Section 3 of DP 4764 (Long View or Longview Estate).

In May 1891 Adolph Caesar Shadler sold the underlease of lots 11 and 12 in Section 3 of the Long View Estate to James Smith of North Willoughby, builder.²² The following year William Henry Paling and The Assets Realization and General Finance Company Limited (the new lessees of the Long View Estate) re-conveyed the underlease of Lots 11 and 12 in August 1892 to James Smith of North Willoughby, builder.²³ At this date Smith mortgaged the land to Amos Downes Shephard to secure £400.²⁴ Smith built upon the land some time between May 1891 when he first purchased the underlease and late 1892. The 1893–93 rate book contains an entry for a vacant, six-roomed brick house with a slate roof, with an annual value of £50, which was sited on Lot 11, owned by Cooper and leased by James Smith.

The detail survey map (Figure 3.3) shows the house spanning both lots. According to the 1896–97 Rate Book the relevant property entry notes 'land belongs to house'.

The 1893 Sands Directory listed AC Cunningham as the first occupant of the house. By 1896 Smith had defaulted on the mortgage so the property underlease was conveyed to Amos Downes Shephard and, after his death, passed in 1900 to Blanche Robinson of Columbia, New York, USA.²⁵ In April 1903 she assigned the underlease of lots 11 and 12 to Charles Edward Robinson of North Sydney.²⁶ He conveyed the underlease in 1909 to his wife Mary May.²⁷



Mary Robinson sold the underlease of lots 11 and 12 in 1911 to Mrs Mira Kate Reynolds, the wife of Arthur Joseph Reynolds, for the sum of £409.²⁸ Arthur Reynolds (1865–1948) was a solicitor and alderman of North Sydney Council.

Arthur Reynolds promptly lodged two building applications (BAs) to North Sydney Council on 1 August and 21 September 1911. The first named application comprised 'additions to resident 27 Shadler st' and the latter BA was for 'alterations to cottage'; they were respectively approved on 4 August and 22 September. The collective works extended the building and subdivided the cottage into two residences known as 27 and 27A Holt Avenue (131 and 133 Holt Avenue). The 1913 Rate Book records two houses on lots 11 and 12.

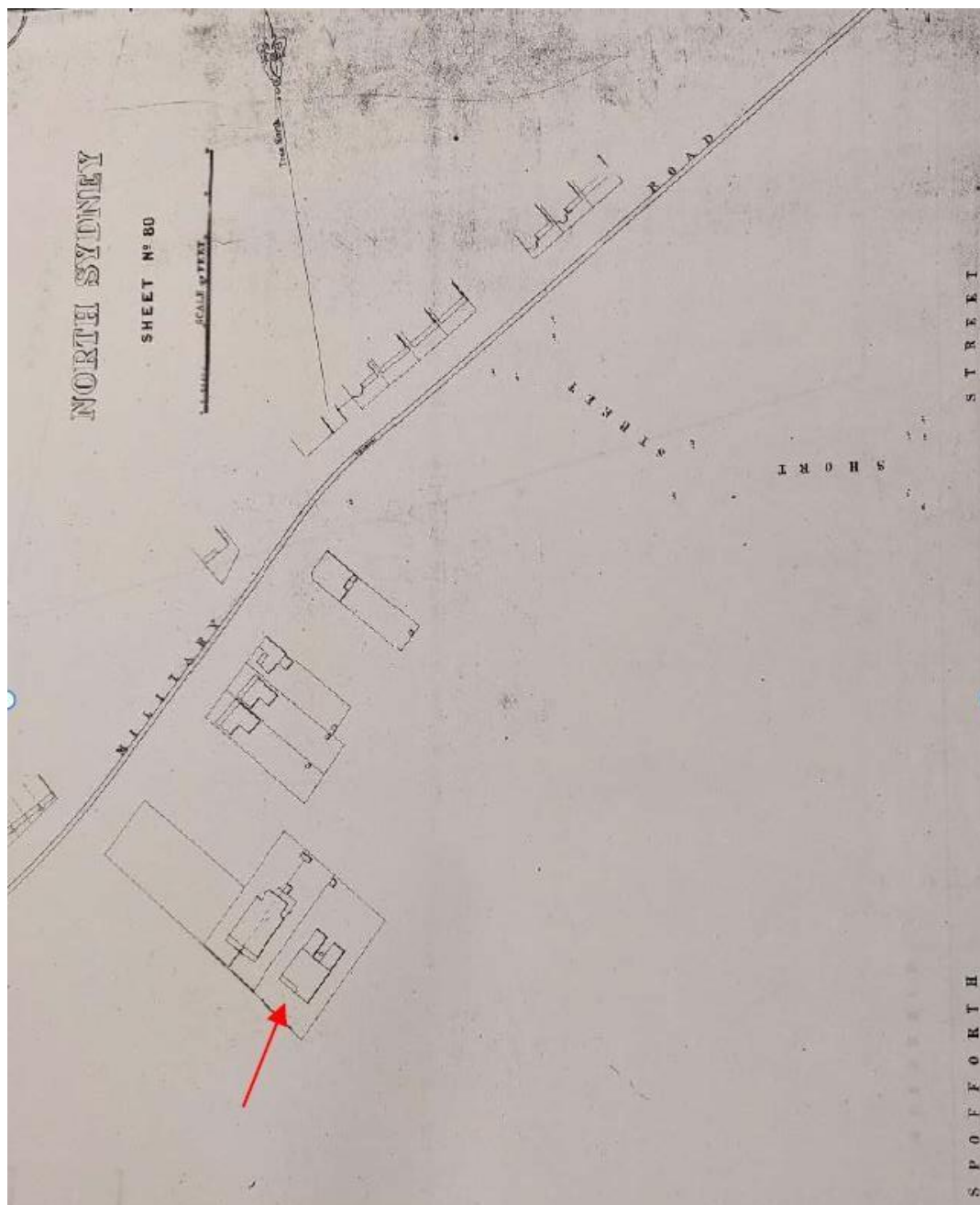


Figure 3.3 Extract from Detail Survey North Sydney Sheet 80, 1896. 131–133 Holt Avenue indicated by red arrow. (Source: North Sydney Heritage Centre, Stanton Library)



Figure 3.4 Block plan accompanying building application for '27 Shadler Street', 1 August 1911. (Source: North Sydney Heritage Centre, Stanton Library, NSCMA 91/5.36, Box 6, Folder R, 1911)

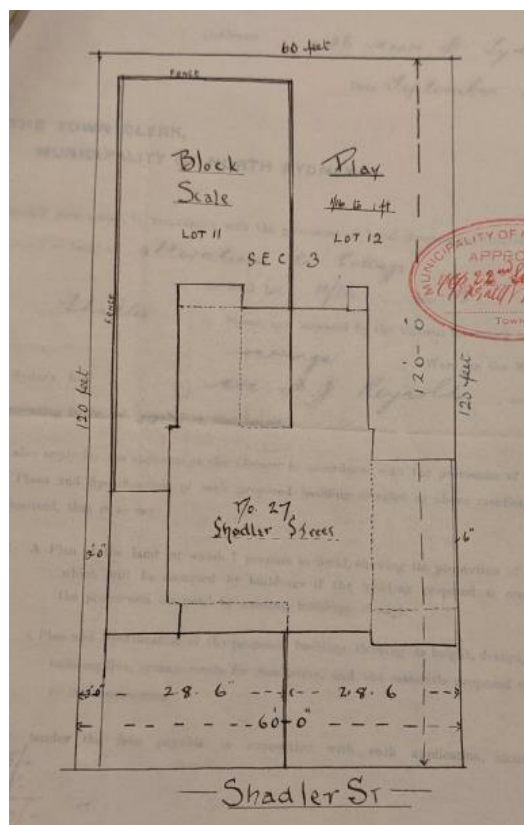


Figure 3.5 Block plan accompanying application for alterations to '27 Shadler Street', 1 September 1911. (Source: North Sydney Heritage Centre, Stanton Library, NSCMA 91/5.36, Box 6, Folder R, 1911)

The Warringah Property Company, the new lessee of the lands from the Perpetual Trustee Company Limited (trustees for the estate of the late William Henry Paling), and the Assets Realization and General Finance Company Limited together converted several parcels of land to Torrens title in 1915. Underlessees such as Mira Kate Reynolds were offered the opportunity to acquire the freehold title. Accordingly on 12 July 1916 Reynolds purchased lots 11 and 12.²⁹ She promptly sold the property to Ernest Shoebridge Carr. He in turn sold to Rosamond Mary Penn in 1919. Two years later 131 and 133 Holt Avenue changed ownership to Leopole Bremner. The property changed ownership to Vida Matthew in 1933 and 1934. The property was owned from 1934 to 1979 by members of the Brimbecom family.



In 1979 the property was formally subdivided into two separate allotments. No. 131 Holt Avenue was sold to Pamela Burns and 133 Holt Avenue to AD Pitt Nominees Pty Ltd. Both houses have been variously owned since that time.

Pamela Burns lodged an application in July 1979 to demolish the weatherboard toilet at the rear of 131 Holt Avenue and build 'a new structure containing laundry facilities, W.C. [water closet] and shower.' Amended plans submitted in August 1979 were approved one month later providing 'the dwelling shall be used as a single family residence and shall not be used or adapted to be used as flats.'

In March 1982, architects David Liddy and Associates lodged a building application to remove and replace two timber windows in the kitchen on the northwestern elevation of 133 Holt Avenue.

9.4 3.4 Endnotes

- ¹ 'Advertising', *Evening News*, 3 September 1887, p 6, Trove, National Library of Australia, viewed 17 Feb 2022 <<http://nla.gov.au/nla.news-article108005430>>.
- ² NSW Land Registry Services, CT Vol 3547 Fol 243.
- ³ NSW Land Registry Services, CT Vol 3547 Fol 243. ⁴ NSW Land Registry Services, CT Vol 5830 Fol 29
- ⁵ NSW Land Registry Services, CT Vol 3547 Fol 243.
- ⁶ NSW Land Registry Services, CT Vol 3881 Fol 191.
- ⁷ NSW Land Registry Services, CT Vol 6091 Fol 142.
- ⁸ NSW Land Registry Services, CT Vol 2967 Fol 195.
- ⁹ NSW Land Registry Services, CT Vol 5377 Fols 28-30.
- ¹⁰ NSW Land Registry Services, CT Vol 1726 Fol 204, Lease 478082.
- ¹¹ 'In Bankruptcy', *Sydney Morning Herald*, 23 February 1909, p 5, Trove, National Library of Australia, viewed 21 Feb 2022 <<http://nla.gov.au/nla.news-article15038242>>.
- ¹³ 'Advertising', *Sydney Morning Herald*, 8 December 1923, p 21, Trove, National Library of Australia, viewed 21 Feb 2022.
- ¹⁴ NSW Land Registry Services, CT Vol 2582 Fol 72.
- ¹⁵ NSW Land Registry Services, CT Vol 1726 Fol 204, Lease 478082.
- ¹⁷ NSW Land Registry Services, CT Vol 2575 Fols 122/123.
- ¹⁸ 'Advertising', *Sydney Morning Herald*, 5 December 1917, p 6, Trove, National Library of Australia, viewed 21 Feb 2022.
- ¹⁹ *Construction and Local Government Journal*, 16 April 1924, p 2, Trove, National Library of Australia, viewed 21 Feb 2022.
- ²⁰ NSW Land Registry Services, CT Vol 2575 Fols 122/123.
- ²² NSW Land Registry Services, OST Bk 464 No 752.
- ²³ NSW Land Registry Services, OST Bk 499 No 291.



²⁴ NSW Land Registry Services, OST Bk 499 No 292.

²⁵ NSW Land Registry Services, OST Bk 739 No 319.

²⁶ NSW Land Registry Services, OST Bk 739 No 319.

²⁷ NSW Land Registry Services, OST Bk 893 No 627.

²⁸ NSW Land Registry Services, OST Bk 942 No 323.

²⁹ NSW Land Registry Services, Dealing A25870.



10 4 Site Analysis

This section provides an analysis of the physical attributes of the study area, including the individual properties on Holt Avenue, the wider potential HCA, and the area of Holt Avenue that is located within the Mosman LGA. GML consultants inspected the area on 17 February 2022. All observations and photographs were taken from the public domain; the rear and interiors of the properties have not been accessed for the purposes of this report.

10.1 4.1 Local Context

Holt Avenue, Cremorne extends from the major transport corridor of Military Road in the northwest to Spofforth Street in the east. The street slopes down from Military Road with a dog-leg bend at its middle. Spofforth Street forms the eastern boundary of the North Sydney LGA, with Mosman LGA located to the east. Spofforth Street is also a significant through road, providing an alternative route to the city for residents of Mosman and Cremorne. Holt Avenue extends into the Mosman LGA, connecting the eastern side of Spofforth Street to Cowles Road. Approximately three-quarters of Holt Avenue is located within the Mosman LGA.

The southern side of Holt Avenue that is located within the North Sydney LGA is characterised by residential flat buildings from the late twentieth and early twenty-first century. Some of these have been completed recently, replacing earlier dwellings.

Going from west to east, the northern side of Holt Avenue contains commercial development on the corner of Military Road, a child care centre at 139 Holt Avenue, two highly modified semi-detached dwellings at 135 and 137 Holt Avenue, two semi-detached Victorian era dwellings at 131 and 133 Holt Avenue, a mid-twentieth century residential flat building at 129 Holt Avenue, a two-storey Federation era duplex at 125 Holt Avenue, and a group of single-storey detached Federation bungalows at 115–123 Holt Avenue. A mid-twentieth century high rise flat building is located at the corner of Holt Avenue and Spofforth Street.

The dwellings at 131–133 and 125–135 Holt Avenue are the subject of more detailed description in the sections below.



10.2 **4.2 115–125 Holt Avenue**

The properties at 115–125 Holt Avenue contain a group of detached Federation era Bungalow style houses, set on large allotments with wide frontages to Holt Avenue. Each house in the group shares a number of similar elements, including:

- an asymmetric front façade with projecting gable and open verandah
- high pitched roof, originally terracotta tiled (some have been replaced)
- centrally located front door and hallway (except 125)
- bay window with timber casement windows to the projecting gable
- timber shingles to gables (except 119)
- timber joinery and fretwork to the verandah, with variations to the stylistic detailing.
- original timber windows and doors
- coloured glass fan light windows
- rough cast render chimneys
- formal front gardens.

The group is largely intact when viewed from the street. The houses retain their original form, scale, architectural style, historic character, and Federation details and features. Each house has undergone some degree of change, yet the group's integrity remains largely intact. Changes include:

- All houses are face brick except 117 (rough cast render) and 119 and 125 (painted brick).
- All houses are single-storey except 125 which is now two storey. Unlike 115–123, which are located on generally flat sites, No. 125 slopes steeply from west to east. As a result, the house has an understorey that has been converted into apartments.
- All houses were originally built with terracotta roof tiles; these have been replaced with new terracotta roof tiles (123), concrete roof tiles (121), painted roof tiles (125) and corrugated metal sheet (119).
- A dormer window in the front roof plane (117 and 115).
- A carport or garage at side (115).
- A carport or garage at side, forward of the building line (119, 121).
- A carport or garage at rear (117).
- A hardstand car space at side (123, 125).

- A contemporary addition at rear, partially visible from street (123).
- A high front fence (119).

10.2.1.1115 Holt Avenue



Figure 4.1 View of the property at 115 Holt Avenue, looking north. access path.



Figure 4.2 View showing the verandah and access path.



Figure 4.3 View of the western elevation and the original chimney, looking northeast.

10.2.1.2117 Holt Avenue





Figure 4.4 View of 117 Holt Avenue from the street, looking north. access path.



Figure 4.5 View showing the verandah and

Figure 4.6 View showing the dormer window and front yard, looking northwest.

10.2.1.3119 Holt Avenue



Figure 4.7 View of the primary elevation of 119 Holt Avenue.



Figure 4.8 View of 119 Holt Avenue from the street, looking north.



Figure 4.9 View showing the garage addition, looking northwest.



Figure 4.10 View showing a detail of the roof form, with decorative timber detailing, brackets and finial.

10.2.1.4121 Holt Avenue



Figure 4.11 View of the primary elevation of 121 Holt Avenue, looking north.



Figure 4.12 View showing the carport with matching timber shingles, looking northwest.



Figure 4.13 View showing the property from the street, with stone fence and timber balustrade, looking northwest.

10.2.1.5123 Holt Avenue



Figure 4.14 View showing the primary elevation of 123 Holt Avenue, looking north.



Figure 4.15 View showing the eastern elevation, roof form and temporary car shade, looking northwest.

10.2.1.6125 Holt Avenue



Figure 4.16 View of the primary elevation of 125 Holt Avenue, looking north.



Figure 4.17 Detailed view of the balcony with rendered columns with timber accent, and timber shingles, looking northwest.



Figure 4.18 View showing a detail of the upper storey of the eastern elevation. The enclosed balcony, with timber detailing, is visible.

10.3 4.3 131 and 133 Holt Avenue

Nos 131 and 133 Holt Avenue comprise a pair of modest, single-storey semi-detached Victorian dwellings, with simplified Italianate details. Each house has an asymmetric form with a projecting gable and front verandah. The main roof form is pitched with crossgables, with a lower roof over the front verandah. The original roof is likely to have been terracotta tiles, now replaced with concrete tiles. External walls are rendered and painted. The pair of dwellings are set on a generally flat site with a small garden at the front.

No. 133 Holt Avenue appears largely intact from the street. The projecting gable retains its original timber casement windows, decorative plaster sill, window hood with exposed rafters and coining to the corners. The verandah retains two original arched double-hung windows and simplified Italianate detailing. The two doors are the only discernible nonoriginal features. The property has a low timber picket fence. The house appears to have been vacated.



No. 131 Holt Avenue is in a better condition than No. 133 and has had its original features conserved and restored. The projecting gable has two arched double-hung windows with Italianate details including plaster arches, decorative sill and coining to the corners. The dwelling has a central front door accessed from the verandah, and a bank of three timber casement windows with fanlights above. The verandah joinery is more decorative than No. 133. It has a brick and timber picket fence and hard stand car space in the front setback.



Figure 4.19 View of the primary façade of 133 Holt Avenue. Holt Avenue.



Figure 4.20 View of the primary façade of 133 Holt Avenue.



Figure 4.21 View of the primary elevation of 133 Holt Avenue, looking north-east.

10.4 4.4 Potential Heritage Conservation Area

Council's resolution requested the consideration of the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne, for its potential as a HCA and for the potential inclusion of the Holt Avenue houses as contributory buildings within the potential HCA.



The area was investigated for its characteristic built form and any remaining historic character.

- This section of Military Road does not retain any original buildings or historic character. It is dominated by late twentieth-century and early twenty-first century mixed use and commercial developments of varying scale and character.
- Cabramatta Road, Cremorne, displays a similar character and built form as Military Road.
- The western side of Spofforth Street between Military Road and Holt Avenue, comprises predominantly high-rise residential and low-mid scale commercial and mixed use development with no distinct building typology or historic character.
- Spencer Road, Cremorne, is characterised by late-twentieth and early twenty-first century residential flat buildings. One earlier flat building is retained. This part of Spencer Road has not retained its historic character.
- Holt Avenue, Cremorne, is characterised by late-twentieth and early twenty-first century residential flat buildings on the southern side and a group of intact late nineteenth-century / early twentieth-century dwellings on the northern side. The northern side of Holt Avenue is the only part of this wider area that retains a historic character.

10.4.1 4.4.1 Photographs of the Potential Heritage Conservation Area

Representative photographs of the potential HCA are shown below in Figure 4.22 to Figure 4.29.



Figure 4.22 Typical streetscape within the proposed HCA, showing street trees and the looking west.



Figure 4.23 View of a residential streetscape with a mixed character. slope of the road, looking west.



Figure 4.24 View of the northwestern portion of Cabramatta Road, looking east.



Figure 4.25 View of mixed use commercial buildings along Military Road, which would form the northwestern boundary of the proposed HCA.



Figure 4.26 Typical view of commercial properties and lots along Military Road.



Figure 4.27 View towards apartment buildings fronting Spofforth Street, which would form the southeastern boundary of the proposed HCA.



Figure 4.28 View of a typical contemporary apartment building.



Figure 4.29 View of a lot currently under construction, representative of the development of the area.

10.5 4.5 Holt Avenue, Mosman

The Mosman part of Holt Avenue is a long tree-lined avenue connecting Spofforth Street in the west and Cowles Road in the east. The Holt Estate Conservation Area (C3) is listed as an HCA within the *Mosman Local Environmental Plan 2012* (MLEP). It is defined by detached and semi-detached housing from the early twentieth century on narrow allotments. Original houses have generally been sympathetically altered and extended, retaining their original scale, form and architectural features.

Some properties on the northern side have had simple carports, garages and hardstands built/installed in their front yards, accessed from Holt Avenue. Houses on the southern side have access to Bloxsome Lane at the rear where carparking structures are located.

The Mosman part of Holt Avenue has a character that is distinct from the Cremorne part. Original low-scale housing has been retained on both ends of the street. Although the housing in Holt Avenue, Mosman, originates from the same era as the Federation houses on the northern side of Holt Avenue, Cremorne, the Mosman houses are located on smaller blocks with narrow street frontages.

10.5.1 4.5.1 Photographs of Holt Avenue Mosman

Representative photographs of typical properties from Holt Avenue, Mosman, are shown below in Figure 4.30 and Figure 4.35.



Figure 4.30 View of Holt Avenue, Mosman, showing the street trees, looking east.



Figure 4.31 View of Holt Avenue, Mosman, showing the typical scale and character of the HCA.



Figure 4.32 View of a typical, modified Federation dwelling.



Figure 4.33 View of a typical Federation Bungalow.



Figure 4.34 View of a typical Federation dwelling with a modified attic space.



Figure 4.35 View showing characteristic typologies with rear additions.

11 5 Heritage Context

11.1 5.1 Heritage Listings

The subject properties are not currently listed as heritage items under Schedule 5 of the NSLEP 2013, nor are they listed within an HCA. There are no existing heritage items in the immediate vicinity of the properties within the North Sydney LGA, although there are several items of local and state significance in the surrounding area. The heritage context of the subject properties within the NSLEP is shown in Figure 5.1.

The subject properties are adjacent to the boundary between the North Sydney LGA and the Mosman LGA. Within the Mosman LGA, the eastern portion of Holt Avenue is located within the Holt Estate HCA (C3). The Mosman section of Holt Avenue also incorporates two heritage listings recognised under Schedule 5 of the MLEP, 'Divided Road' (I379) and 'Street Trees' (I380). The subject properties are similarly in the vicinity of the Glover and Nathans Estate HCA (C12). There are several further individually listed items in the wider vicinity of the subject properties within the Mosman LGA. The heritage context of the subject properties within the MLEP is shown in Figure 5.2.



Figure 5.1 The heritage context of the subject properties within the NSLEP. (Source: North Sydney LEP 2013 Heritage Map – Sheet HER_003 with GML overlay)



Figure 5.2 The heritage context of the study area and adjacent Mosman LGA. (Source: Mosman LEP 2012 Heritage Map – Sheet HER-002 with GML overlay)

11.2 5.2 Heritage items in the vicinity

Table 5.1 Heritage items in the vicinity of the subject properties within the North Sydney LGA.

Item Name	Address	Significance	Listing	Item No.
Belvedere	7 Cranbrook Avenue	Local	State Heritage Register NSLEP 2013	00320 I0045
Egglemont	11 Cranbrook Avenue	Local	State Heritage Register NSLEP 2013	00321 I0046
House	32 Cranbrook Avenue	Local	NSLEP 2013	I0048
House	34 Cranbrook Avenue	Local	NSLEP 2013	I0049



SCEGGS Redlands	53–57 Murdoch Street	Local	NSLEP 2013	I0067
Item Name	Address	Significance	Listing	Item No.
Former Cremorne Hall	57 Murdoch Street (2 Allister Street)	Local	NSLEP 2013	I0068
House	59 Murdoch Street	Local	NSLEP 2013	I0070
House	24 Cranbrook Avenue	Local	NSLEP 2013	I1136

Table 5.2 Heritage items in the vicinity of the subject properties within the Mosman LGA.

Item Name	Address	Significance	Listing	Item No.
Holt Estate Heritage Conservation Area		Local	MLEP 2012	C3
Divided Road	Holt Avenue	Local	MLEP 2012	I379
Street Trees	Holt Avenue	Local	MLEP 2012	I380
Glover and Nathans Estate Conservation Area		Local	MLEP 2012	C12
House	69 Rangers Avenue	Local	MLEP 2012	I254
House	64 Spencer Road	Local	MLEP 2012	I281
Divided Road and Street Trees	Spencer Road	Local	MLEP 2012	I450



11.3 5.3 The Holt Estate Heritage Conservation Area (Mosman LGA)

The Holt Estate HCA is a heritage conservation area listed under Schedule 5 of the MLEP 2012. The historic and aesthetic character of the HCA is outlined in the *Mosman Residential Development Control Plan 2012* (Mosman Residential DCP 2012). Although the HCA is located in a separate LGA, it is situated in close proximity to the subject properties, roughly 50m to the east. The subject properties are located on a separate block to the northwest; however, they are likely to share historic and aesthetic similarities to the existing HCA.

The Mosman Residential DCP 2012 defines the area and character of the Holt Estate HCA (C3) as:

The area slopes gently in a south easterly direction from Military Road down towards Mosman Bay. The gentle slope, as well as the consolidated ownership of the area allowed for the planned regular grid pattern of the streets.

The area comprises houses generally of similar scale and form, most of which would have been erected soon after subdivision in 1902. However, many of the houses in this conservation area have been modified. The modifications are chiefly the painting of face brickwork never intended to be treated this way, the erection of intrusive garages or carports mostly in front of houses, the concealment of the houses by high, opaque front fences, and the building of severe first-floor additions.

The character of the area is now greatly dependent upon the efficacy of the street plantings of plane and brush box trees in both roads, which to some degree conceal or ameliorate the effects of alterations and additions.¹

The existing Statement of Significance for the Holt Estate HCA (C3) is as follows:

The Holt Estate Conservation Area is a complete early subdivision containing a great many buildings from its original residential development. Its significance has been diminished by modifications which have catered to the requirements of individual owners' amenity at the cost of respecting and retaining heritage values.²

The location and boundaries of the Holt Estate HCA are shown below in Figure 5.3.



Figure 5.3 The location and boundaries of the neighbouring Holt Estate HCA (C3) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

11.4 5.4 The Glover and Nathans Estate Conservation Area

The Glover and Nathans Estate HCA is an existing HCA listed under Schedule 5 of the MLEP 2012. The historic and aesthetic character of the HCA is outlined in the Mosman Residential DCP 2012. Although the HCA is located in a separate LGA, it is in proximity to the subject properties, roughly 180m to the northeast. The subject properties are located on a separate block to the southwest, yet they are likely to share historic and aesthetic similarities to the existing HCA.

The Mosman Residential DCP 2012 defines the area and character of the Glover and Nathans Estate HCA (C12) as:

The Crescent Conservation Area is characterised by a gentle slope and curvature of the street, with grid street layout to the north and east of The Crescent, and Mosman Park to the west. The area is predominantly characterised by single-storey and comparatively modest housing. The architectural value of the area lies in its harmonious small scale, the predominance of Federation and Inter-War period buildings and the way the few larger sized housing of later periods generally complement this character. Two buildings in this area have



heritage significance; they are 'Omaha' at No. 27 and the Third Church of Christ Scientist Church. There are also a number of interesting components in the streetscape including the original fence of timber pickets shaped with an Art Nouveau motif at No. 3 The Crescent. The Crescent Conservation Area is significant for its aesthetic qualities, including its relationship with the open space and margin foliage of Mosman Park, including some large Banyan-like figs and other fine mature trees. Community facilities include the former Christian Science Church and Mosman Park, including children's playground in the south-east corner of the park.³

The existing Statement of Significance for the Glover and Nathans Estate HCA (C12) is as follows:

This remnant of the Lennon Estate provides excellent evidence of the character of an early subdivision in Mosman. It is historically associated with an important developer of the Federation period and with the paddock purchased from Gouldsbury Lennon which eventually became Mosman Park and the Allan Border Oval.

The Crescent Conservation Area is significant for its aesthetic qualities deriving from the slope and curvature of the street and its relationship with the open space and margin foliage of the park, including some large Banyan-like figs and other fine mature trees.

These particular qualities are unique and not combined this way anywhere else in Mosman.

Its architectural value lies in its harmonious small scale, the predominance of Federation and Inter-War period buildings and the way the few structures of later periods generally complement this character. One of the buildings, the Third Church of Christ, Scientist, Sydney, is deemed to have State heritage significance.⁴

The location and boundaries of the Glover and Nathans Estate HCA are shown in Figure 5.4.



Figure 5.4 The location and boundaries of the neighbouring Glover and Nathans Estate HCA (C12) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

11.5 5.5 Endnotes

- ¹ 'Holt Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 141.
- ² 'Holt Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 141.
- ³ 'Glover and Nathans Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 135.
- ⁴ 'Glover and Nathans Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 135.

12 6 Applicant's Heritage Assessments

In preparing this report, GML has reviewed the heritage assessment and historical information contained in the applicant's heritage impact statements and heritage assessment reports submitted with the DAs as well as additional information provided by Council. GML has reviewed the historic information and heritage assessment of the properties provided in the applicants' heritage assessments to determine if the information is adequate to support the conclusions made in relation to the significance of the properties. This review covered the following documents.

Table 6.1 Overview of the documents submitted in relation to DAs.



DA No	Address	Heritage Report
DA 243/21	115–119 Holt Avenue	Urbis, <i>115-119 Holt Avenue, Cremorne Heritage Assessment</i> , July 2021
		Weir Phillips Heritage and Planning, <i>Nos. 115-119 Holt Avenue, Cremorne Heritage Impact Statement</i> , August 2021
DA 239/21	131–139 Holt Avenue	Urbis, <i>131-139 Holt Avenue, Cremorne Heritage Assessment</i> , April 2021
		John Oultram, <i>131-139 Holt Avenue, Cremorne, NSW Heritage Assessment</i> , June 2021
		Weir Phillips Heritage and Planning, <i>Nos. 131-139 Holt Avenue, Cremorne Heritage Assessment</i> , June 2021
		NBRS Architecture and Heritage, <i>131 & 133 Holt Avenue, Cremorne, Heritage Assessment</i> , June 2021
		City Plan Heritage, <i>131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment</i> , June 2021
		GBA Heritage, <i>131-133 Holt Avenue, Cremorne Heritage Assessment</i> , June 2021

Table 6.2 Overview of additional report.

Address	Report
115–133 Holt Avenue	Cremorne Conservation Group, Submission 'Holt Avenue Dwellings', 2022

12.1 6.1 Review of Applicant's Heritage Assessments

12.1.1 6.1.1 Review of Heritage Assessment of 115–119 Holt Avenue (DA 243/21)

Table 6.3 Review of Heritage Assessment report by Urbis, July 2021, of 115–119 Holt Avenue accompanying DA 243/21.

Urbis, 115–119 Holt Avenue, Cremorne Heritage Assessment, July 2021



Analysis of Historical Information

The desktop history included in the Urbis Heritage Assessment is flawed from the outset and accordingly inadequate for a proper assessment of significance of the study site for the following key reasons:

- Section 3.2 of the report relies solely on desktop research in the preparation of the history, which has been prepared with reference to land title documents, the Sands Directory, and online aerial photographs—sources which do not examine the complete history and development of the site. It appears no research was undertaken in the North Sydney Heritage Centre collections at Stanton Library, which holds the Council Archives, including rate and valuation books, building records, block plan series, minute books and correspondence files. There is also no evidence that active and semi-active property files for the most recent history of the subject site were consulted.
- The Sands Directory entries are indicative but not necessarily accurate owing to the publisher's methodology and timeframe for publication with date collected the year before publication. Tenant and house names are highly likely to have changed by the date of publication, so using this information without supplementary resources is likely to result in inaccuracies. Sands is a useful resource, particularly in some localities where there are no surviving council records. However, Sands should be used in conjunction with other primary source documents such as council rate/valuation and building records.
- The significant North Sydney Council Rate Books from 1869 and Valuation Books from 1908–1910 were not consulted. These complete records document the ownership/lessee/occupation history of every property in the North Sydney Council area. The Rate Books were produced annually and updated as necessary. They list each property's owner/lessee/occupant and provide a brief description of the property and rating values. Some annotations may also reflect building works.
- The report does not accurately date or document alterations and additions to the subject buildings in Section 3.4.1–3.4. Evidence from the North Sydney Council Building Registers 1920–1994 and accompanying indexes were not consulted or referred to. These records would have provided an accurate list of building and DAs and the necessary detail to understand the building history of each of the subject sites.

Urbis, 115–119 Holt Avenue, Cremorne Heritage Assessment, July 2021

- Section 3.5 lists the owners (leasehold and freehold) of each of the houses but does not document the ownership after the title was converted to auto-consul. There has been no attempt to research biographical information of the various lessees/occupants and determine the historical associations in the assessment of significance.

Analysis of Assessment Methodology



Assessment

The Urbis Heritage Assessment was informed by an internal and external inspection of the property, and high-level desktop historical research (appearing to be restricted to an overview of land titles and the Sands Directory).

The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The report acknowledges that the properties are characteristic of the Federation period, but determines that the properties have neither representative nor rarity value due to modifications and the presence of 'numerous and much better examples of Federation Bungalow dwellings' which are 'in proximity of the subject site'. The report does not provide a comparative analysis or a list of proximal dwellings that are currently listed on the North Sydney LEP to substantiate this argument.

Research suggests that, although Federation Bungalows are found elsewhere in the North Sydney LGA, this group of three has local representative and rarity value within Cremorne.

- The report takes a limited view of the heritage context and neither acknowledges nor addresses the neighbouring Holt Estate HCA (C3) in the Mosman LGA in the assessment.
- The report describes the changing character of the street to contemporary apartment buildings to support the removal of the properties, suggesting that the altered setting and context is 'not suitable for the making of a group listing or conservation area'. The report does not consider that the dwellings are currently situated next to a series of Federation dwellings to the northwest, which maintain the character and scale of the subject properties at 115–119 Holt Avenue.

Further, although there is contemporary development in the surrounding area, the location of the properties on the lower end of a slope partially conceals contemporary development to the northwest towards Military Road. Nor does the report consider that the presence of contemporary apartment buildings is not considered to detract from the heritage significance of existing items at Cranbrook Avenue (such as I1136, I0048 and I0049).

- The report describes all three properties as reflecting typical Federation Bungalow typologies and details, yet determines that due to modifications, they hold no representative value. Despite the altered setting and the modification of the houses, as a consistent grouping of dwellings constructed generally contiguously in 1907 and in a 'characteristic' Federation style, the three dwellings together have aesthetic and representative local value in the Cremorne area.
- The report does not note that all three properties were constructed by Thomas Ross, who owned several other leases throughout the Cremorne area. There is potential for

Urbis, 115–119 Holt Avenue, Cremorne Heritage Assessment, July 2021

further investigation to determine whether Thomas Ross may have some associative significance to the local area.

- The report notes that 'research does not indicate any strong or special association with any group or cultural community' but does not outline the methodology, analysis or data which informed this assessment.



Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 115–119 Holt Avenue, because:

- a) The historical background and documentation is limited and does not accurately address the construction of the properties, or the implications for the historic character and development of the area.
- b) As the history of the construction/development of the properties was not adequately addressed, there is potential for further investigation into the possibility of associative values for the dwellings.
- c) An assessment of the aesthetic, representative and rarity value of 115, 117 and 119 Holt Avenue is made without a detailed comparative analysis of comparable dwellings in the Cremorne area, and/or North Sydney LGA, or of existing listed properties within the North Sydney LEP.
- d) The report takes a limited view of the heritage context of the properties and does not address heritage listings in the neighbouring Mosman LGA including the Holt Estate HCA (C3), or the listed items 'Street Trees' and 'Divided Road' located on Holt Avenue.
- e) The aesthetic value of the properties as a group and their contribution to the Holt Avenue streetscape has been understated. The assessment of significance views each of the properties discretely. While it acknowledges that at 115 Holt Avenue 'the front façade is largely intact', the report does not consider the significance of the aesthetic contribution the properties make to the streetscape as a group.

Although modified, alterations to the primary façades are generally sympathetic and do not detract from their historic character. Further, the properties retain consistent setbacks, gardens, and fences which add to the visual quality of the streetscape.

12.1.2 6.1.2 Review of the Heritage Impact Statement prepared for 115–119 Holt Avenue

Table 6.4 Review of Heritage Impact Statement report by Weir Phillips, August 2021, prepared for 115–119 Holt Avenue accompanying DA 243/21.

Weir Phillips, 115–119 Holt Avenue, Cremorne Heritage Assessment, August 2021

Analysis of Historical Information

No historical research was undertaken as part of this assessment.



Analysis of Assessment Methodology

Assessment

The Weir Phillips Heritage Impact Statement, dated August 2021, was informed by an inspection of the site and a review of the existing heritage inventory sheets relating to existing heritage items in the vicinity of the subject properties.

- As the properties are not currently listed, the report notes that no heritage assessment was provided for the subject properties. As this appears to be beyond the scope, no historical investigation was undertaken, and the physical examination of the properties appears to be limited to the exterior.
- The report provides an assessment of potential impacts upon items which are currently heritage listed. However, it does not address the heritage potential of the neighbouring Federation dwellings at 121–133 Holt Avenue. While this was likely beyond the remit of the scope, it is likely that the development of the properties at 115–119 Holt Avenue would reduce the potential significance of the adjacent properties at 121–133 Holt Avenue.
- The report considers the potential impacts on heritage items I1136, I0048 and I0049 in the vicinity of the subject site. These impacts are predominantly considered to be the potential for disruptions of view corridors. The determination that the heritage impacts would be acceptable is largely based on the visual separation of the subject site from the heritage items, and the precedent development in the area.
- The report acknowledges that although contemporary development would further alter the setting of the item, it would be 'acceptable because the proposed works are consistent with the existing character of the area surrounding the items'. It surmises that contemporary development in the surroundings 'will have no impact on the ability for the public to understand and appreciate the historic and aesthetic significance of the heritage items as Federation dwellings'. By extension, precedent development around the subject site should not be considered sufficiently detrimental to the heritage potential of the subject site.
- The report also considers the impacts of potential development on items in the Mosman LGA, including 'Street trees', I379. It notes that there is an established view corridor to Holt Avenue in the west. The figures demonstrating this visual corridor show that the setback of the contemporary apartment building to the west of 115 Holt Avenue provides views to the house from the neighbouring item.

Weir Phillips, 115–119 Holt Avenue, Cremorne Heritage Assessment, August 2021



- The report considers impacts on the Holt Estate HCA (C3) in the Mosman LGA and notes that there is a visual corridor between this item and the subject properties. It suggests that 'any visual relationship the subject site may have had to the Conservation Area has been diminished by the construction of contemporary residential flat buildings fronting Spofforth Street'. However, Figure 42 demonstrates that the setback of the apartment building on the corner of Spofforth Street and Holt Avenue provides a vista towards the subject properties; the eastern elevation of 115 Holt Avenue is visible, as are parts of the roof forms, garden walls and other elements of the other subject properties. This would suggest that a visual element remains between the HCA and the subject properties.
- Further, there seems to be an inconsistency in the report as to the extent of the visual relationship between the existing items and the subject properties. In sections 3.5.1 ('Street trees' Holt Avenue, Mosman), 3.5.1.5 (View Corridors [Street Trees]) and 3.5.2 ('Holt Estate Conservation Area', Cremorne), the report acknowledges the item and area are 'visible from the site and vice versa'. Yet in Section 3.5.2.5 (View Corridors [Holt Estate HCA]) it states
- that there are only 'limited views' between the HCA and the subject properties. Although the physical separation of properties by 'intermediate dwellings and vegetation by a distance of approximately 65m' is acknowledged, it appears that views are available, with the consistency of street trees along Holt Avenue adding to the visual setting and character of the subject properties at 115–119 Holt Avenue.
- Note: The report includes the citation of the Holt Estate HCA in the Mosman Residential DCP 2012, which notes that the HCA includes modified properties including 'painting of face brickwork ... the building of severe first-floor additions'. The assessment determines that views to this HCA are 'characteristically of Federation and Inter-War dwellings set within garden settings and seen through street trees', which could similarly describe the properties at 115–119 Holt Avenue.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 115–119 Holt Avenue, because:

- a) It was beyond the scope of this Heritage Assessment to investigate or assess the heritage potential of the subject properties at 115–119 Holt Avenue. As such, it provides little analysis of the site beyond a description of the exterior.
- b) The impact assessments were limited to existing items on Cranbrook Street, and neighbouring items and an HCA in the Mosman LGA. Due to the physical separation of the sites, the potential impacts were described as relating to the visual corridors.
However, there seems to be some inconsistency with the extent of views available between the subject properties and the Holt Estate HCA. The effect of this visual relationship in relation to the enhancement of the subject site is not addressed (however, this was beyond the scope of the report).

Weir Phillips, 115–119 Holt Avenue, Cremorne Heritage Assessment, August 2021



- c) Potential impacts to the heritage potential of the neighbouring properties at 121–133 Holt Avenue were not addressed.

12.1.3 6.1.3 Review of Heritage Assessment of 131–135 Holt Avenue (DA 239/21)

12.1.3.1.1 Heritage Assessment—Urbis

Table 6.5 Review of Heritage Assessment report by Urbis of 115–119 Holt Avenue accompanying DA 243/21, July 2021.

Urbis, 131–139 Holt Avenue, Cremorne Heritage Assessment, July 2021
<p>Analysis of Historical Information</p> <p>The desktop history included in the Urbis Heritage Assessment is flawed from the outset and inadequate as an assessment of significance of the study site for the following key reasons:</p> <ul style="list-style-type: none"> • It is clear that Section 3.2 of the report relies solely on desktop research in the preparation of the site history, namely land title documents, Sands Directory and online aerial photographs, which do not examine the complete history and development of the site. Urbis did not undertake research in the North Sydney Heritage Centre collections at Stanton Library, which holds Council Archives, including rate and valuation books, building records, block plan series, minute books and correspondence files. There is also no evidence that Urbis consulted active and semi-active property files for the most recent history of the subject site. • The report relies predominantly on the land title history, which documents the successive ownership of parcels of land via lease and underlease then freehold. This documentary source cannot be used to date buildings and subsequent alterations and additions to the property. • The Sands Directory entries are indicative but not necessarily accurate owing to the publisher's methodology and timeframe for data collection and compilation. Tenant and house names are highly likely to have changed between data collection and the date of publication, so using this information without supplementary resources is likely to result in inaccuracies. Sands is a useful resource, particularly in localities where there are no surviving council records; however, it should always be used in conjunction with other primary source documents such as council rate/valuation and building records. • While the report does include land title block plans, subdivision maps and some 1943 aerial photographs, it fails to utilise other relevant maps and plans such as the 1890s Detail Series (held at Stanton Library), Sydney Water Plans and building applications. • There is no attempt by Urbis to utilise the most important primary documentary sources held in the North Sydney Heritage Centre, Stanton Library, namely the North Sydney



Urbis, 131–139 Holt Avenue, Cremorne Heritage Assessment, July 2021

Council Rate Books from 1869 and Valuation Books 1908–1910. There is a complete set of these books in the library which were either produced annually (rate books) or triennially (valuation lists) and document the ownership/lessees/occupation history of every property in the North Sydney Council area. These books together list the owner/lessee/occupant of each property, provide a brief description of the property and rating/assessment values, estate and lot information, and sometimes contain annotations reflecting building works and alterations to property values.

- The report does not accurately date or document alterations and additions to the subject buildings in Section 3.4.1–3.4. Urbis has not researched the North Sydney Council Building Registers 1920–1994 and accompanying indexes. These records would have provided an accurate list of building and development applications and the necessary detail to understand the building history of each of the subject sites.
- Section 3.5 lists the owners (leasehold and freehold) of each of the houses but does not document the ownership after the title converted to auto-consul. There has been no attempt to research biographical information of the various lessees/occupants and determine historical associations in the assessment of significance.

Analysis of Assessment Methodology



The Urbis Heritage Assessment, dated July 2021, was informed by an internal and external inspection of the property, and high-level desktop historical research (appearing to be restricted to an overview of land titles and the Sands Directory). The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The report does acknowledge nor address the neighbouring Holt Estate HCA in the Mosman LGA in the assessment.
- A robust assessment of the modifications to the external features and primary façade has not been carried out. Preliminary assessment suggests the primary elevations of the dwellings had undergone substantial modifications in 1911–12. The report did not acknowledge these modifications in the assessment of the significance.
- The historical significance of the dwellings has been understated and excluded on the grounds of 'incidental or unsubstantiated connections with historically important activities or processes'. However, historical research suggests that the dwellings date from an early period of development (pre-1895) of the Cremorne area and were likely among the first houses in Cremorne.
- As a detailed assessment of the historical ownership of the dwellings has not been undertaken in the report, the associative significance assessment does not acknowledge that 131 was owned by Mira Reynolds, wife of former North Sydney Alderman Arthur Reynolds nor examine the associative significance of the Reynolds nor other owners and occupants in a meaningful manner.
- The report understates the aesthetic value of the two dwellings as a pair. The dwellings are architecturally distinct as a pair of atypical unmirrored semi-detached form and demonstrate many features typical of the Victorian Italianate architectural style with an overlay of Federation features.

Urbis, 131–139 Holt Avenue, Cremorne Heritage Assessment, July 2021

- The report notes that a majority of the alterations to 131 are internal. Further, the report states that 133 Holt Avenue is overall a relatively intact dwelling with few alterations. Finally, the report states that the dwellings are excluded from aesthetic significance solely on the basis that they are not a major work by an important designer or artist. This is not sufficient grounds for exclusion.
- The rarity significance has been assessed with no comparative analysis. Research of the existing heritage items within Cremorne suggests that dwellings from the late Victorian period are rare within the Cremorne area.
- The representative significance has been assessed with no comparative analysis. Further, the report notes that the modifications are largely restricted to the interiors and the dwellings serve as typical examples of late Victorian semi-detached typologies.

Conclusion



In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- a) The historical research undertaken is limited and does not address the role of the properties in relation to the historic character and development of the area.
- b) The historical assessment does not adequately address the history of ownership and occupancy of the dwellings, and as such the associative values have not been assessed in a meaningful manner.
- c) The aesthetic value of 131 and 133 Holt Avenue as a pair has been understated.
- d) The representative and rarity significance of the dwellings has been assessed without detailed comparative analysis with dwellings of a similar style or period within Cremorne or the North Sydney LGA.

12.1.3.1.2 *Heritage Assessment—John Oultram*

Table 6.6 Review of the heritage assessment by John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021.

John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021

Analysis of Historical Information

Section 2 of this report detailing the development of 131–133 and 135–137 Holt Avenue is based on a satisfactory yet incomplete **historical research methodology for the following reasons:**

- It contains a detailed and well-considered overview of the Thrupp grant and subsequent leasehold, utilising land title documents and newspaper articles which are footnoted throughout the chapter. Appendices 1–5 comprise tables outlining all leases and underleases obtained from the land title search. Appendix 6 comprises a list of occupants

John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021



of each of the individual study site buildings gleaned from the Sands Directory, but does not list each and every edition to 1932–33.

- The report provides a detailed site history using maps and plans, rate and valuation records, land title documents and Sands Directory listings, which are fully documented in the report footnotes, figure captions and appendices. Sydney Water archival plans and the early building application block plans are used within the chapter to illustrate phases of the buildings at different times.
- North Sydney Council Archives were consulted during preparation of Section 2, as the consultants located early building application files for the property dated to 1911. This report does not, however, document subsequent building and development application plans and files held in the Archives collection within the North Sydney Heritage Centre, Stanton Library. The library holds the Building and Development Applications Indexes from 1920 to 1994 and the Building and Development Registers from 1908 to 1994. Therefore the development history of the study site is incomplete.
- Similarly the Heritage Assessment does not research later valuation records held in the library which date from 1909–10 to the 1960s, so the list of occupants may not be complete. There is little biographical information on the successive owners and occupants, possibly undermining the complete significance assessment of the study area.

Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, and historical research. The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The report does acknowledge nor address the neighbouring Holt Estate HCA in the Mosman LGA in its assessment.
- The historical significance does not consider that the dwellings were among the earliest dwellings in the Cremorne area which have survived to date.
- The physical description does not assess the setting of 131 and 133 Holt Avenue within the Holt Avenue streetscape and surroundings.
- The assessment of the aesthetic values acknowledges that the front elevations of the Victorian dwellings, with the Edwardian overlays, are 'nicely detailed and the early changes are of interest rather intrinsically significant'. The exclusion of the dwellings under this criterion is based on modifications to the internal fabric alone. A rigorous assessment is needed to justify whether that is sufficient grounds for exclusion.
- The rarity significance has been assessed with no comparative analysis. Preliminary research of the existing heritage items within Cremorne suggests that dwellings from the late Victorian period are relatively rare within the Cremorne area.
- The assessment of the representative values notes that 'the houses are an interesting example of their type and retain some of their original and early characteristics but are neither one thing or the other in terms of a typology'. The statement is contradictory and understates the representative value of the two dwellings.

John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021



Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- The analysis of the historical information is relatively detailed but lacks the assessment of building applications, DAs and valuation records held at Stanton Library, which precludes a complete understanding of the building's history and thus results in an incomplete comparative analysis.
- The assessment lacks an analysis of the Holt Avenue streetscape and the existing Holt Estate HCA in the Mosman LGA.
- The representative and rarity significance of the dwellings has been assessed without a detailed comparative analysis with dwellings of a similar style or period within Cremorne or the North Sydney LGA.
- The report acknowledges the architectural value of the dwellings but understates their representative and aesthetic values.

12.1.3.1.3 *Heritage Assessment—Weir Phillips*

Table 6.7 Assessment of the Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021.

Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021
Analysis of Historical Information
<p>The site history (Section 2) in the Heritage Assessment is incomplete and inadequate for a proper assessment of significance for the following key reasons:</p> <ul style="list-style-type: none"> • Section 1 of the report acknowledges that the methodology was limited to a desktop survey and provides a list of readily available sources including heritage studies, a selection of land title documents, a 1943 aerial photograph, subdivision plans, and Sydney Water Archive detail survey plans from 1896 and 1922. Newspaper articles and advertisements are referenced in footnotes within the section. • The author apparently consulted the 1913 rate records but did not reference them in detail in the body text or in the footnotes, nor does the report document earlier and subsequent rate books and valuation listings to provide a complete rate and valuation history of the site. • Section 2 does not attempt to understand who owned/leased and occupied the house to determine if any owners/occupiers etc were significant in the history of the broader area. This prevents an appropriate assessment of the potential associative significance of the site. • The unnumbered table on page 8 contains a list of the owners of the property. The next table lists the occupants from 1893–1912 as noted in the Sands Directory. The table on



Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021

the following page lists the Sands Directory entries for 131 and 133 Holt Avenue from 1913 to 1932–33. The Sands Directory is not an accurate record of occupancy of buildings over time and should not be relied upon as the sole source of this information as the entries were often obsolete and out of date by the time of publication and unreliable.

- This report does not, however, document subsequent building and development application plans and files held in the Archives collection within the North Sydney Heritage Centre, Stanton Library. The library holds the Building and Development Application Indexes, 1920 to 1994 and the Building and Development Registers from 1908 to 1994. Therefore, the development history of the study site is incomplete.
- Similarly, the Heritage Assessment does not include reference to later valuation records held in the library, which date from 1909–10 to the 1960s, so the list of occupants may not be complete. There is also little biographical information on the successive owners and occupants. This may possibly impact a full assessment of significance of the study area.

Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, historical research and comparative analysis with similar properties in the North Sydney LGA and Cremorne. However:

- The analysis of the historical information is relatively detailed but lacks the assessment of building applications, DAs and valuation records held at Stanton Library, which precludes a complete understanding of the building's history and thus results in an inadequate comparative analysis.
- The report includes a detailed physical assessment which notes the Victorian features and the Federation overlay to the primary elevations of the dwelling. Yet this analysis of the physical features is not adequately reflected in the significance assessment.
- The significance assessment of the dwellings under the historic, aesthetic and representative criteria imply that the addition of the Federation features results in a confused fabric record. However, given that Federation modifications date from an early period and contribute to the architectural value of the dwellings, it is likely that the Federation overlay contributes to the distinct character of the dwellings.
- There is no detailed assessment of the associational value and whether the former owners and occupants had any meaningful connections to the dwelling.
- The comparative analysis notes that the North Sydney LGA contains heritage items which have undergone modifications and are moderately intact. Insufficient discussion is provided to substantiate their conclusion.

Conclusion



In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021

The significance assessment understates the contributions of the early Federation features to the dwelling and the distinct character it provides to the dwellings.

The associative significance does not take into consideration the owners and occupants of the dwellings and whether they contributed to the heritage value of the dwellings.

The comparative analysis in the report indicates that North Sydney LGA contains heritage items which have undergone modifications similar to 131 and 133 Holt Avenue. This has not been adequately explored in the assessment of the heritage significance of the dwellings.

12.1.3.1.4 Heritage Assessment—NBRS

Table 6.8 Review of Heritage Assessment report by NBRS Architecture and Heritage, 131 & 133 Holt Avenue, Cremorne, Heritage Assessment, June 2021.

NBRS Architecture and Heritage, 131 & 133 Holt Avenue, Cremorne, Heritage Assessment, June 2021

Analysis of Historical Information

The Heritage Assessment demonstrates a sound historical methodology and use of a range of primary and secondary sources.

- The Aboriginal history is satisfactory for the purposes of this assessment.
- The Long View Estate background history from the 1880s is adequate but does not explore in detail the complex history of the Thrupp Grant and subsequent leaseholds and underleases. The basic details are reported but there could have examined in more detail the leasehold system which has influenced the pattern of development in the estate, street, and locality.
- The report utilises a wide range of documentary sources including rate and valuation records to 1925–27, subdivision plans, 1890s Detail Survey, land title documents, Building Application files and Sands Directory. Information from these sources are either documented in the body of the text and footnoted, or listed in tables as in the case of the Sands Directory (Section 2.3.5) and Valuation Book Search (Section 2.3.6).
- Section 2 provides evidence that NBRS undertook detailed research in the North Sydney Council Archives held at Stanton Library. The report does not extend the search of Council valuation records beyond 1925–27, which may have supported a more complete developmental history of the buildings as with the BA files and plans. More detailed information on the BA plans would have been useful; the documentation could have been included as an appendix to the report.
- There is limited analysis of biographical information on owners and occupants in Section 2.3.4 but it is insufficient for the purposes of undertaking a proper assessment of significance on associative grounds.



Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, historical research and comparative analysis with similar properties within the

NBRS Architecture and Heritage, 131 & 133 Holt Avenue, Cremorne, Heritage Assessment, June 2021

North Sydney LGA and Cremorne. The physical assessment is robust and the examples used for the comparative analysis is appropriate. However:

- The historical significance assessment states that the subsequent changes to the original cottage (to a duplex) have impacted the original residential character in the area. However, there is no assessment of whether all modifications to the original dwelling detract from the character of the dwelling.
- Similarly, the assessment of the aesthetic value notes that the combination of Victorian and Federation style detailing diminishes the overall cohesiveness. Given that the additions from the Federation period are true to its period and style, a counter argument could be made that the Federation details are a significant overlay and contribute to the aesthetic value of the dwellings.
- The aesthetic value of the dwellings is understated, with the justification that 133 Holt Avenue in particular appears rather heavy set, due to the different gable proportions and the elongated frontage under the low roof pitch. This is a subjective opinion.
- The assessment of the rarity value notes that as a pair 131–133 Holt Avenue is an unusual example of a single Victorian style residence that was divided and extended into two semi-detached cottages in 1911. However, the rarity value of the property is subsequently understated.

Conclusion

The report relies on a fairly detailed historical analysis, physical assessment and appropriate examples for comparative analysis. However:

- The cultural significance of the dwellings is understated despite the report acknowledging the historical and rarity value of the dwellings.
- The assessment does not differentiate between the Federation modifications, which contribute to the aesthetic value of the dwelling, and the unsympathetic additions from a later period.

12.1.3.1.5 Heritage Assessment—City Plan

Table 6.9 Review of Heritage Assessment report by City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW, June 2021.

City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment, June 2021

Analysis of Historical Information



City Plan provides a site history in Section 2 of the Heritage Assessment, written utilising a range of desktop sources. Consequently the report contains an inadequate and incomplete site history lacking in detail and supporting documents and analysis. The history supplied in the heritage assessment is inadequate to form the basis for a property assessment of significance for the following reasons:

City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment, June 2021

- It does not sufficiently explain the leasehold link between Paling, and McCulloch and others and Shadler, between 1881 and 1885. There is no reference to the land title documents to verify this part of the history.
- It does not explain the leasehold and underleases in Shadler's Estate pertaining to the study site (though a summary chain of ownership included at Appendix 6.1).
- The report contains a single short paragraph noting the date of building and supposed builder as well as the first tenant of the then single house. This is supported by Subdivision Plans, a Sands Directory entry and 1896 Detail Survey Sheet. Sands Directory entries are included at Appendix 6.2.
- It provides a brief explanation of the conversion of Cooper Estate leaseholds to freehold leases and change of ownership.
- It does not explore the biographical information of owners and occupants.
- The site history does not extend beyond 1925 and is therefore incomplete and insufficient to undertake a proper assessment of significance.
- City Plan made no attempt to research building applications and has not used the North Sydney Council Archives held at Stanton Library.
- It does not adequately reference and footnote source material.
- The specific site history is only five pages in length, of which a large portion is devoted to graphics.

Analysis of Assessment Methodology



The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, and historical research. The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The lack of a robust assessment of historical information and physical assessment has resulted in an inadequate assessment of the historical modifications to the dwelling. The full extent of the modifications and their impact on the integrity of the dwellings has not been explored.
- The report does not contain a comparative analysis with dwellings of a similar style and period, therefore the assessment of the representative and rarity values lacks sufficient supporting evidence.
- The assessment of significance of the historical value appears to support the inclusion of the criteria and states that 'The pair of cottages located at 131 and 133 Holt Avenue have survived as isolated examples within Section 3 of the Long View Estate, which included housing generally dating from after 1910'. This also appears to be in support of inclusion under the rarity value.
- The assessment of the rarity value states that 'the 131 and 133 Holt Avenue are representative of modest cottages constructed throughout North Sydney in the late nineteenth century' but this opinion is not expressed under the assessment of the representative value.

City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment, June 2021

- The assessment of the aesthetic significance understates the architectural interest of the Victorian and Federation features to the primary façade.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- The report lacks a robust historical and physical assessment of the dwellings and thus the significance assessment is not adequately backed by evidence.
- The assessment of the significance appears to be in support of inclusion under the historical, representative and rarity values. However, the concluding statements are in contradiction to the assessment.



12.1.3.1.6 *Heritage Assessment—GBA Heritage*

Table 6.10 Review of GBA Heritage, 131–133 Holt Avenue, Cremorne Heritage Assessment, June 2021.

GBA Heritage, 131–133 Holt Avenue, Cremorne Heritage Assessment, June 2021	
Analysis of Historical Information	
<p>The Historical Summary (Section 2) in the GBA Heritage Assessment is extremely inadequate and incomplete and does not meet satisfactory standards for the preparation of a history for inclusion in a heritage assessment report. The key weaknesses of this history are as follows:</p> <ul style="list-style-type: none"> • The site history is confined to two pages including graphics. • The history appears to have been prepared using solely desktop research and only utilises secondary sources and some land title documents. The land title documents are noted in footnotes and the block plans shown on old system deeds and certificates of title are reproduced in the report. • The report does not outline a date of construction, builder information nor the owner/lessee/occupant history of the property. • The report refers to Thrupp Estate but does not examine in depth the conversion of Cooper Estate leaseholds to freehold leases and changes of ownership which can be used to assess the significance of the subdivision, street and property history. • GBA provided a very brief summation of the ownership of the property but does not supply a full account of the leaseholds and underleases pertaining to the site. • The history does not refer to occupants and owners of the house and does not examine the possible significance of individuals associated with the study site. • The report does not attempt to document the building development history of the site and did not research building and development applications/files in Stanton Library which are readily available in a public collection. • GBA did not undertake a search of North Sydney Council rate and valuation records, which are held at Stanton Library from 1869 to at least the 1960s. 	
Analysis of Assessment Methodology	



The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, historical research and comparative analysis with similar properties within the North Sydney LGA and Cremorne. However:

- Due to the lack of rigorous historical assessment, the date of construction of the dwelling has been incorrectly stated as 1915–1916, although the dwelling dates from the early 1890s.
- The physical assessment is simple and lacks a detailed assessment of additions and alterations to the dwelling and their impact on the integrity of the dwelling.
- The comparative analysis incorrectly compares the dwellings to Federation dwellings of a different period and architectural style.
- The assessment of historical significance attributes the dwelling to an incorrect period of development.

GBA Heritage, 131–133 Holt Avenue, Cremorne Heritage Assessment, June 2021

- Due to the lack of detailed historical research of historical owners and occupants of the dwelling, the assessment of the associative significance is inadequate.
- The assessment of the aesthetic values of the property is inadequate, because the dwellings have been attributed to an incorrect architectural style and period of development.
- The assessment of the rarity value is incorrect as the dwellings have been compared to Federation dwellings in North Sydney rather than the late Victorian period and style.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- The report lacks a robust historical and physical assessment of the dwellings and thus the significance assessment is not sufficiently backed by evidence.
- The dwellings are attributed to the incorrect building style and period, which results in an inadequate comparative analysis and significance assessment.

12.1.4 6.1.4 Review of the Cremorne Conservation Group Addendum Report for the 'Holt Avenue Group'

Table 6.11 Review of the Addendum report by the Cremorne Conservation Group, 'Holt Avenue Group' at 115–133 Holt Avenue in response to DAs 239/21 and 243/21.

Cremorne Conservation Group, 115–133 Holt Avenue, Case for Interim Heritage Order

Analysis of Historical Information



The Cremorne Conservation Group (CCG) demonstrates the use of important documentary resources held at the North Sydney Heritage Centre, Stanton Library.

- The report does not outline the historical information in detail, merely summarising the key information.
- The report relies upon some land title research but does not footnote/reference this material.
- The CCG submission reproduces the subdivision plans within the assessment of significance table but not in the body of the history in pages 1-6.
- There are no other maps and plans beyond the subdivision maps. The CCG did not reproduce the block plans attached to the land title deeds and certificates of title which would better explain the subdivision history as it applies to the subject sites (ie not identical with the original subdivision layout).
- What the report does well is to examine, however tenuous, persons associated with the properties on pages 2 and 3. While it refers to Richard Henry Pearce , Edward Skelton Garton and Thomas Ross, key figures in the development of these properties, the CCG

Cremorne Conservation Group, 115–133 Holt Avenue, Case for Interim Heritage Order

does not provide any further detail on these people. The assessment of associative significance is consequently not complete nor accurate.

- The CCG did not undertake research into building and development applications which are readily available at the North Sydney Heritage Centre in the North Sydney Council Archives. The history does not examine the built history of the site, nor outline alterations and additions which could have supported the assessment of significance.

Analysis of Assessment Methodology



Assessment

The Cremorne Conservation Group prepared a submission to Council to make the case for the institution of an IHO on the properties at 115–133 Holt Avenue. The report was informed by an inspection of the properties online and from the public domain, and by desktop and library historical research.

The report assesses the properties both as a potential group item and a potential heritage conservation area. These assessments generally follow the NSW Heritage Assessment Guidelines. This review notes that:

- Although the historical background provided is limited, it accurately shows the shared history between groupings of the houses (ie 115–121 Holt Avenue, 123–125 Holt Avenue and 131–133 Holt Avenue).
- The report discusses the de-listing of 125 Holt Avenue which occurred during the 2007 Heritage Review.
- It notes that 'the early occupants of this group of houses show consistency in social class ... which confirms the "Holt Avenue Group" were built to a superior standard of quality ... befitting the aspirations of the original occupants'. Many properties throughout New South Wales, and in the area originating from Alfred Thrupp's grant in North Sydney in particular, can claim similar pedigree. However, a historical study which thoroughly considers the associative value potential of the occupants of the houses, and a detailed comparative analysis of comparable properties in the area to determine their relative quality and rarity has not been undertaken. As such, the heritage potential of the properties under these values cannot be discounted.
- It draws attention to the potential of the properties to 'collectively exhibit the typical streetscape of the original subdivision'. Following an investigation of the site, this appears to be correct, with the houses providing an understanding of the historic character of the area, and contributing to the visual character of the streetscape.
- The assessment of historical significance of the group of eight draws heavily on the local significance of Captain John Piper. Although Piper owned the land, his holdings comprised a significant portion of the North Sydney LGA, and there is neither substantial evidence that he resided in this area generally, nor is there physical evidence of his occupation in the subject site specifically. However, the report does effectively present the potential for the properties to have representative historic significance relating to the early development of the Cremorne area, evinced by the subdivision pattern—maintained

Cremorne Conservation Group, 115–133 Holt Avenue, Case for Interim Heritage Order



from the Longview Estate—and the retention of the original siting of the properties and their setbacks.

- The assessment indicates several individuals with potential for associative significance such as Edward Skelton Garton, Mira Kate Reynolds and Frank Sunderland Hall. However, further investigation would be required to determine whether there is tangible or sufficient intangible evidence to demonstrate a significant period of use or occupation for these individuals.
- In assessing the group for potential significance as an HCA, the report describes the houses as 'good examples of the Federation Queen Anne period'. This assessment finds the properties are better representations of the Federation Bungalow style, although some demonstrate elements of the Queen Anne style.
- The report suggests a comparison between a potential HCA at the subject properties, 115–133 Holt Avenue, and existing listings such as Oaks Avenue Conservation Area, Kirribilli Avenue and Waruda Group, Wycombe Road Group, Holt Estate Conservation Area and Glover Street Conservation Area. However, the comparison is not elucidated. Initial research suggests that there are strong elements of comparison between the subject site and the indicated groups/areas to warrant further comparative investigation.

Conclusion

In conclusion, the Cremorne Conservation Group's submission indicates that there is potential for either a group heritage item or HCA to be created amongst the subject properties at 115–133 Holt Avenue.

- a) The report indicates that there is potential for historic, associative, aesthetic, rarity and representative values. However, the assessment provided does not demonstrate sufficient evidence to demonstrate historic or associative significance. Further investigation into these values is required.
- b) The assessment indicates the potential for some (125, 131 and 133 Holt Avenue) or all of the properties to demonstrate rarity value. Further investigation is required to determine whether the rarity of these items has been maintained.
- c) The assessment suggests the properties have aesthetic and representative value in the North Sydney LGA, supported by a comparison to similar group items and HCAs. However, this comparative assessment was not detailed, and requires further assessment.

7 Assessment of significance

This section provides a high-level, preliminary assessment of the heritage significance of the properties in accordance with the standard criteria established in the NSW Heritage Office guidelines (Appendix A of this report). The evaluation includes consideration of the



original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to both the immediate and wider setting.

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

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

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

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

The NSW Heritage Office Heritage Assessment Guidelines are included in Appendix A of this report.

13.1 7.1 115–125 Holt Avenue

Preliminary historical research and physical investigations have suggested that the properties at 115, 117, 119, 121, 123 and 125 Holt Avenue show stylistic similarities and demonstrate a shared history which make them likely to be best assessed as a group. Further, the modifications of individual properties have detrimentally affected their integrity and intactness. As such, few other than 123 and 125 are likely to meet the threshold for individual listing. However, collectively the five dwellings present as a cohesive group with the potential to demonstrate heritage significance under several criteria—pending detailed investigation. As such, the properties have been assessed as a group.

Table 7.1 Preliminary discussion of significance for 115–125 Holt Avenue.



Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Nos 115–125 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically, being part of Alfred Thrupp's grant, which came to be owned by prominent entrepreneur Daniel Cooper and his nephew John Cooper who progressively subdivided and leased land throughout the area. The properties formed part of the 1885 Longview Estate. The site maintains the subdivision pattern of this estate.</p> <p>The properties at 115–121 Holt Avenue were constructed in 1907, 123 Holt Avenue was constructed shortly after in c1908–09, and 125 Holt Avenue completed by November 1914. When viewed as a group the subject properties form an important part of the streetscape and contribute to the collective understanding of the historical development of the former Longview Estate and a period of significant Federation era development in the Cremorne area. Although it is unlikely that any of the properties would reach the threshold for individual listing based on this criterion, as a group they have potential to demonstrate historic significance.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>Historic information indicates that the dwellings at 115–121 Holt Avenue were built by Thomas Ross, a builder who purchased several leases and underleases throughout the Cremorne area. Initial research suggests Ross may have built several properties throughout the suburb in the Federation period. It is possible that further research may indicate that Ross has associative significance within the local area.</p> <p>No biographical history has been undertaken in the applicant's documentation to determine whether Ross or any of the owners and/or occupants may be of significance to the local community.</p> <p>The properties at 123–125 Holt Avenue are associated with the builder Richard Henry Pearce and architect Edward Skelton Garton, who were active locally in the period and responsible for several dwellings throughout the North Sydney area. Although their partnership dissolved in scandal in 1908, both properties were constructed by Pearce and show stylistic similarities to other dwellings designed by Garton in the wider LGA. No. 125 in particular shows similarity to Leesthorpe, a heritage listed Federation mansion in Mosman, suggesting Garton's initial involvement.</p>

Criterion	Discussion
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	<p>There are several individuals who owned or occupied the properties who may have associative potential. However, further investigation is required to determine whether there is sufficient evidence to substantiate these connections.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation is recommended to determine if the properties were designed by a locally significant architect/builder, or show evidence of significant occupation.</p>
<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The properties at Nos 115–125 are characteristic Federation dwellings. Nos 115–123 are typical Federation Bungalows, sharing characteristic elements from the typology such as a projecting gable bay with overhanging eaves, roughcast render chimney, timber shingles tiling (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah.</p> <p>The Heritage Assessment provided by Urbis suggests that the extent of modifications to the rear and interior of the properties at 115–119, and the introduction of the dormer windows at 115 and 117, removes their aesthetic significance. However, alterations to the primary façades are sympathetic and other alterations are generally constrained to the rear of the properties where they are not visible from the public domain.</p> <p>As a group, the properties retain their original siting and setbacks, and feature pleasant front gardens which contribute to the aesthetic character of the street. The dwellings maintain a consistent, low-rise scale, and demonstrate similar roof forms, which provide a consistent character. Although 125 comprises two storeys, it is responding to the steep slope of the location, and does not obscure the residential character of the street.</p> <p>No. 125 is a characteristic two-storey Federation dwelling which has since been internally divided into apartments. Despite this alteration, the property displays a high degree of external integrity and intactness, maintaining characteristic elements such as the gable bay with overhanging eaves, columns with timber elements, decorative timber shingles and rafters, and original timber-framed windows. It is likely to be a rare example of this typology in the Cremorne area.</p> <p>Although the properties may be unlikely to reach the threshold for individual listing, as a group they demonstrate a consistent Federation character, scale and materiality, and make a strong contribution to the streetscape. Due to their built form and architectural features they should, at a minimum, be considered contributory buildings within a potential HCA, but are likely to reach the threshold as part of a group listing.</p> <p>No. 121 demonstrates a higher degree of external integrity, and 125 has potential aesthetic rarity to warrant further investigation for individual listing under this criterion.</p>



Criterion	Discussion
	There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation and a comparative analysis are recommended. The information provided in the applicant's HIS is inadequate to make a proper assessment of the significance against this criterion.
Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	<p>A detailed social values assessment of the properties at 115–119 Holt Avenue was not undertaken as part of the applicant's submission.</p> <p>The properties form part of the 'Holt Avenue Group' proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggests that the properties have some social value to the local community, although it is unlikely that this would be sufficient to meet the threshold for listing under this criterion.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>It is unlikely that the properties at 115–125 Holt Avenue property have the potential to meet this criterion.</p>
Criterion E—An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	<p>Although as a group the properties are representative of the historical development of Cremorne, they are unlikely to demonstrate sufficient evidence to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is unlikely that the properties at 115–125 Holt Avenue have the potential to meet this criterion.</p>
Criterion F—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	<p>Nos 115–123 Holt Avenue are typical Federation Bungalows which have been modified. No. 125 is a two-storey Federation dwelling with elements of the Queen Anne and Arts and Crafts styles.</p> <p>Current research suggests that it is unlikely that when viewed discretely, 115–123 Holt Avenue demonstrate sufficient historic, associative or aesthetic significance to be rare either within the Cremorne area, or NSW more broadly. However, there is potential for 115–125 Holt Avenue to warrant investigation for rarity within the Cremorne area as an intact Federation group. The properties maintain the 1885 subdivision of the Longview Estate and, despite modifications to the individual dwellings, present as an intact group. A comparative analysis would be required to determine the rarity of such a grouping in the Cremorne 'area'.</p>



Criterion	Discussion
	<p>The assessment submitted in the applicant's documentation does not provide sufficient evidence of 'numerous and better examples' of Federation Bungalow housing to warrant exclusion under this criterion.</p> <p>There is potential for 125 Holt Avenue to demonstrate sufficient rarity as an intact, two-storey Federation dwelling in the Cremorne area to warrant further investigation. It was described in the 1998 North Sydney Heritage Inventory as a 'rare, successful synthesis of the styles which combines Queen Anne form with a bungalow styles 2level verandah'. Further, it has historic and aesthetic similarities to the Leesthorpe mansion in Mosman, described as an 'elegant and intact Federation period house'. Although 125 is a more modest example of Garton's work, it is likely to be a rare example in Cremorne.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation and a comparative analysis are recommended. The information provided in the applicant's HIS is inadequate to make a proper assessment of the significance against this criterion.</p>



<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>Nos 115–125 Holt Avenue are representative of an important period of development in the Cremorne area, originating from land that was owned by Daniel and John Cooper and subdivided in the Longview Estate in 1885. Constructed between 1907 and 1914, the properties present as a cohesive group of characteristic Federation Bungalow dwellings. They maintain their original siting and setbacks, and demonstrate the popularity of the typology in the North Shore area through the general retention of their primary façades, despite modifications. They are good examples of their type, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.</p> <p>The properties show stylistic similarity to contributory dwellings located in the neighbouring Holt Estate HCA in the Mosman LGA. Although 115–125 Holt Avenue were constructed slightly later than these dwellings, the fact that so many houses in this style were built is a tribute to how widely these design principles were adopted in North Sydney and have been valued by the community since.</p> <p>The applicant's documentation addresses the properties at 115–119 Holt Avenue separately and suggests that the modifications reduce their potential to have representational significance. However, the modifications do not affect the ability to understand the Federation character of the dwellings as a group of properties, which is likely to have representative significance in the history of Cremorne.</p> <p>Because no comparative analysis was undertaken in the applicant's documents, there is insufficient evidence to provide a thorough assessment of the properties' representative value. Further investigation is likely to suggest that as part of a group, the dwellings at 115–125 Holt Avenue are representative of the historic and</p>
Criterion	Discussion
	<p>aesthetic character of Cremorne in a significant period of development.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation and a comparative analysis are recommended.</p>

13.2 7.2 131 and 133 Holt Avenue

Table 7.2 Preliminary discussion of significance for 131–133 Holt Avenue.

Criterion	Discussion
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<p>Criterion A—An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Nos 131–133 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically, being part of Alfred Thrupp's grant, which came to be owned by prominent entrepreneur Daniel Cooper and his nephew John Cooper who progressively subdivided and leased land throughout the area. The site formed part of the 1885 Longview Estate. The dwellings at 131–133 Holt Avenue were constructed by 1893, in the late Victorian period and architectural style, as a single dwelling. The dwelling was one of the earliest houses built in the Longview Estate and Cremorne area which survive to the present day. Nos 131–133 is one of the few surviving buildings erected during a key period of development in the Cremorne area predating the 1900s.</p> <p>Preliminary historical assessment and review of the applicant's heritage reports suggest the dwellings underwent significant alterations in 1911 and were converted into semi-detached houses. At this stage, further research would be required to ascertain whether these additions decrease the legibility of the dwelling as a late Victorian house, adversely impacting its historical value.</p> <p>It is likely that 131–133 Holt Avenue have the potential to meet this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>Nos 131 and 133 Holt Avenue were under the ownership of John Cooper since the time of the construction of the dwellings. By 1911 the properties were owned by Mira Reynolds, wife of Arthur Joseph Reynolds, who was a solicitor and an alderman of North Sydney Council. The Reynolds did not live on the property and it is likely that the dwellings were speculative development for rental returns.</p> <p>Further biographical research would be required to ascertain whether subsequent owners or renters of the dwellings were prominent individuals and if they had meaningful relationships with the place.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion.</p>

Criterion	Discussion
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<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The properties at 131 and 133 are late Victorian dwellings with Italianate style influences. They exhibit features typical of the period such as an asymmetric form with projecting gable and front verandah, cross-gabled, with a lower roof over the front verandah and rendered external brick walls. The pair of dwellings are set within a small garden at the front.</p> <p>Although stylistically similar, the dwellings feature differences in their detailing. No. 131 Holt Avenue features a projecting gable that has two arched double-hung windows with Italianate details, including plaster arches, decorative sill and coining to the corners. The dwelling has a central front door accessed from the verandah, and a bank of three timber casement windows with fanlights above. No. 133 Holt Avenue features a projecting gable and retains its original timber casement windows, decorative plaster sill, window hood with exposed rafters and quoins to corners. The verandah retains two original arched double-hung windows and simplified Italianate detailing.</p> <p>Atypical of its type, the semi-detached dwellings are not mirrored around a central axis. This is likely due to the fact that they were originally constructed as a single dwelling and were converted into two semi-detached structures in 1911. During the conversion of the dwelling, some external features dating from the Federation period were added to the primary façade.</p> <p>As a pair, the two dwellings generate architectural interest due to the unique presentation of a semi-detached typology. Despite not being of a mirror form, the two dwellings are visually cohesive. The report by the Cremorne Conservation Group notes that the thesis <i>The History and Heritage of Semi-Detached Dwellings in New South Wales 1788-1980</i> by Pamela B. Lofthouse, 2015, states the two dwellings are 'unusual exceptions to the mirror-image floor-plans and the symmetrical forms' and notes the alternating window treatments to their primary façade.</p> <p>The applicant's heritage reports understate the aesthetic significance of the dwellings on the basis that it underwent substantial alterations in 1911, and Federation features were added to the primary façade, thus detracting from the original character of the dwelling. However, given that these features are authentic to its period and architectural style, they add an interesting historic and architectural overlay to the houses rather than detracting from their aesthetic value.</p> <p>The applicant's reports also argue that the internal and rear additions to the dwellings adversely impact the legibility of their original form. However, the dwellings have also retained original internal features such as decorative plaster ceilings, arches along the hallway and original fireplaces. Further, the comparative analysis carried out by Weir Phillips highlights that heritage items in the North Sydney LGA have been listed despite a degree of modifications. A detailed assessment would be required to determine whether the modifications adversely impact the heritage significance of the dwellings.</p>
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Criterion	Discussion
	It is likely that 131–133 Holt Avenue have the potential to meet this criterion.
Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	<p>A detailed social values assessment of the properties at 131–133 Holt Avenue was not undertaken as part of the applicant's submission.</p> <p>The Cremorne Conservation Group notes that the property has social value and contributes to Cremorne's sense of identity and character.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion.</p>
Criterion E—An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	<p>As a group the subject properties are representative of the historical development of Cremorne, yet they are unlikely to demonstrate sufficient evidence to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion.</p>
Criterion F—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	<p>Nos 131 and 133, dating from the late Victorian period, are among the earliest surviving dwellings of the Longview Estate and in the Cremorne area overall. A detailed comparative analysis of heritage listed dwellings of a similar period and style would be required to determine whether the dwellings are a historical rarity within the North Sydney LGA.</p> <p>Given the unique unmirrored semi-detached form of the dwellings and the intriguing fenestration treatment to the primary façade, preliminary assessment would suggest the dwellings are unique in their architectural typology. This has been noted in the report by the Cremorne Conservation Group. Further the report by NBR Architecture and Heritage notes that the dwellings are 'an unusual example of a single Victorian style residence that was divided and extended into two semi-detached cottages in 1911'.</p> <p>It is likely that 131–133 Holt Avenue have the potential to meet this criterion. Further investigation and a comparative analysis are recommended.</p>
Criterion	Discussion



<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>Nos 131 and 133 Holt Avenue are representative of an important period of development in the Cremorne area, originating from land owned by Daniel and John Cooper and being subdivided in the Longview Estate in 1885. Constructed by 1893, the properties present as a pair of cohesive Victorian dwellings with Italianate influences.</p> <p>However, the dwellings underwent significant alterations in 1911 which introduced Federation features to their primary façades and altered their original presentation and internal configuration.</p> <p>It is possible that the dwellings may not qualify as a fine example of either Victorian or Federation typology. It is also possible that more refined examples of either type are present in the Cremorne and North Sydney area.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion. However, further investigation and a comparative analysis are recommended.</p>
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13.3 7.3 Potential Heritage Conservation Area

Table 7.3 Preliminary discussion of the significance of the proposed HCA.

Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>The proposed HCA originates from a grant of land purchased for Alfred Thrupp. This land, like much of the Cremorne area, came to be owned by prominent entrepreneur Daniel Cooper and his nephew, John Cooper, who progressively subdivided and leased land throughout the area. The HCA comprises much of the 1885 Longview Estate subdivision, which was developed throughout the late Victorian and early Federation periods. This subdivision was an irregular triangular area, bound by Military Road and Spofforth Street, which encompasses the former Short Street (now Cabramatta Street) and Middle Street (now Spencer Road), and terminates in Shadler Street (now Holt Avenue).</p> <p>The dwellings at 115–133 Holt Avenue and the heritage listed dwellings on Cranbrook Avenue, seem to be the most intact areas of this subdivision, continuing to occupy lots created at this time. However, the surrounding area has since been subject to several later periods of re-subdivision, amalgamation, and redevelopment. As such, beyond the Holt Street dwellings and the individually heritage listed dwellings on Cranbrook Avenue, there are no remnant properties from the significant period of expansion.</p> <p>As such, while the potential HCA dates from a significant period of development, the subdivision pattern has been largely lost and the</p>



Criterion	Discussion
	<p>historic character is no longer evinced in the streetscapes to a sufficient extent to warrant investigation for listing as an HCA.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>Following the 1885 Longview Estate sale, the area comprising the potential HCA came to be owned by a variety of builders, speculators and private owners who developed the area. Small sections were developed as groupings, such as the properties at 115–121 Holt Avenue, constructed by Thomas Ross; however, few of these areas remain.</p> <p>Subsequent development throughout the twentieth century has largely been replaced by contemporary flat buildings and commercial development. As such, it is highly unlikely that any of the current properties beyond the houses at 115–133 Holt Avenue and the individually listed dwellings on Cranbrook Avenue would have capacity for associative significance warranting further investigation. A review of documentation and preliminary investigations does not suggest any substantial ownership or occupation by a significant person or group that is substantiated in the current built form or landscape.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>



<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The proposed HCA originates from a late Victorian subdivision which was progressively developed throughout the Federation period. This area was re-subdivided and redeveloped several times throughout the twentieth and early twenty-first centuries and now displays little of its original character. A preliminary review of the streetscapes suggests that properties that were constructed in the interwar and postwar periods have now been largely lost, with only one twentieth-century flat building easily discernible. Aside from the grouping of houses on Holt Avenue, few properties display any significant architectural elements, or present in a typology characteristic of a significant period of development.</p> <p>There is a visual disconnect between the residential and commercial areas, with no cohesion in scale, form or materiality. The area cannot be visually understood as a consistent grouping. Further, significant portions of the area, particularly at the intersection of Spofforth Street and Spencer Road, are currently under construction. The size of the lots suggests a development inconsistent with the remnant historic structures in the proposed HCA.</p> <p>The residential areas, along Holt Avenue, Cranbrook Avenue, and Spencer Road, do retain some of their original setbacks, and contain rows of street trees which enhance the character of the area, and reduce the visual impact of the substantial contemporary developments. However, the integrity of the street trees, and the contemporary appearance of landscaping is not sufficient to suggest that the landscaping has historical aesthetic value. Due to the</p>
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Criterion	Discussion
	<p>degradation of the streetscapes, and the lack of intact frontages, the area does not warrant further investigation for listing as an HCA under this criterion.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>



<p>Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</p>	<p>A detailed social values assessment of the potential HCA has not been undertaken as it is beyond the scope of this preliminary report. However, as the area displays such disparate character—comprising low to medium scale residential, mixed use commercial, automotive retail and hospitality venues—it is unlikely that there is a strong social connection to the HCA as a whole.</p> <p>The properties at 115–133 Holt Avenue comprise the ‘Holt Avenue Group’ proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggests that these properties have some social value to the local community. However, beyond the historic connections to Cooper’s Estate and Thrupp’s grant, the historic, aesthetic and representative values which form the basis of this group’s recommendations do not apply to the wider HCA area (aside from the properties subject to individual listings on Cranbrook Avenue). As such, there is no evidence that the area warrants further investigation for listing as an HCA under this criterion.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>
<p>Criterion E—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Preliminary investigation and historical research suggests that the HCA is unlikely to have research potential. Architecturally, the area is largely pedestrian contemporary commercial and residential flat buildings which are unlikely to have any value for research. Beyond eight properties in Holt Avenue and the listed properties on Cranbrook Avenue, the historical subdivision patterns have been removed, and while the landscaping is pleasant, it does not appear to have any historic or biological rarity. There is little physical evidence to suggest that this area warrants further investigation for listing as an HCA under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>

Criterion	Discussion
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<p>Criterion F—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>As a precinct, the potential HCA is a largely inconsistent mixed use area. Although much of the Cremorne area has been redeveloped, due to the level of renewal in the proposed HCA, it does not present as either a historically intact or aesthetically unique precinct. While several properties of the 'Holt Avenue Group' either individually, or as a group, and the heritage listed dwellings on Cranbrook Avenue, have potential for rarity, those values do not apply to the wider HCA area.</p> <p>Due to the degradation of the streetscapes and the lack of historical evidence, this area does not warrant further investigation for listing as an HCA under this criterion.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>
<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>The proposed potential HCA does not present as a cohesive area or group. Although the combination of singular historic properties amongst mixed-scale contemporary development is representative of much of the wider Cremorne area, preliminary investigations and research suggest that as a whole the area is unlikely to be of representative significance. The area was formed by 1885 and was developed in a significant period of historical development; however, there is little evidence of this in the remnant built form, or subdivision pattern. Other than small areas, the majority of the 1885 lot arrangement has been altered, and while the overall block arrangement has been retained, this is not of particular historic or aesthetic value.</p> <p>Further, investigations do not indicate the presence of any significant cultural overlays or practices which may suggest representative values, nor is there consistent physical evidence of representative historical use or development to warrant further investigation for listing as a HCA under this criterion.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>



14 8 Conclusions and recommendations

14.1 8.1 Conclusion

This preliminary assessment report has involved the high-level investigation and assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne with the following conclusions:

- The applicants' heritage documents are inconsistent with their application of the 'NSW Assessing Heritage Significance' guidelines and do not provide an adequately rigorous assessment of the heritage significance of the buildings.
- As a group, 115–125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, that is potentially rare within the Cremorne area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects.
- As a pair, 131–133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. The dwellings are among the earliest surviving houses from the late Victorian period.
- Preliminary assessment suggests that among the eight dwellings there are several potential groupings that may demonstrate shared heritage values which could reach the threshold for heritage listing. These groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area
- An investigation of a potential HCA (bounded by Spofforth Street, Military Road, Cabramatta Street and Holt Avenue) has determined that the area is highly unlikely to meet the threshold for listing under any criteria due to the following:



- The area no longer displays a cohesive historic character or provide an understanding of the historic development of the area, with few remaining original buildings.
- Due to its zoning, the area is predominantly contemporary residential and commercial development from the late twentieth and early twenty-first century.
- The original subdivision pattern has largely been altered.
- The only streetscape that retains an historic character is the northern side of Holt Avenue, and the dwellings on Cranbrook Avenue which are already individually heritage listed.

14.2 **8.2 Recommendations**

Based on the findings of this report, it is recommended that:

1. An Interim Heritage Order be placed on Nos 115, 117, 119, 131, and 133 Holt Avenue Cremorne in order to protect the buildings from demolition whilst a detailed assessment of their heritage significance is undertaken to determine if the properties qualify for heritage listing within Schedule 5 of NSLEP 2013;
2. Council undertake further detailed assessment of the shared heritage values of the houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue to determine their potential for group heritage listing. The potential groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area; and
3. The assessment of the current development applications should have consideration for these recommendations.



15 Appendix A—NSW Heritage Office heritage assessment guidelines

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

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

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

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

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

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

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

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

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

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

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

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

Guidelines for inclusion	Guidelines for exclusion
--------------------------	--------------------------



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

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

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

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

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



Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none">• is part of a group which collectively illustrates a representative type;• is outstanding because of its setting, condition or size; or• is outstanding because of its integrity or the esteem in which it is held.	

Appendix C—Holt Avenue, Preliminary Heritage Assessment, March 2022



115_125, 131_133 Holt Avenue, Cremorne

Preliminary Heritage Assessment

Report prepared for North Sydney Council

Acknowledgement of Country

We respect and acknowledge the First Nations of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
22-0023	1	Draft Report	28 February 2022
22-0023	2	Draft Report	2 March 2022
22-0023	3	Final Report	7 March 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Executive summary

North Sydney Council (Council) has engaged GML Heritage Pty Ltd (GML) to provide a heritage assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne (the properties), in order to determine whether any of the properties are eligible to be the subject of an Interim Heritage Order (IHO). This assessment was commissioned in response to a resolution of Council.

At its meeting on 24 January 2022, Council resolved:

1. THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. THAT the review consider whether there are contributory items within any recommended conservation area.

This resolution was in response to concerns about development applications that involve a number of the subject properties. These proposals involve the demolition of the existing buildings on the sites, and as such represent a threat of harm.

The existing properties are not currently listed as heritage items. However, they are in the vicinity of two existing heritage conservation areas (HCAs) located within the neighbouring Mosman local government area (Holt Avenue HCA and Glover and Nathans Estate HCA).

This report forms the first stage of the project, being an initial assessment of the significance of the group of dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, to determine if they have potential to reach the threshold for heritage listing and therefore warrant protection under an IHO.

This Preliminary Assessment Report includes:

- a review of previous heritage reports, LEP maps, recent development applications and other relevant material provided by Council
- preliminary historical research

- physical analysis of the group of houses and surrounding area (based on inspections undertaken from the public domain)
- review of the applicants' heritage reports accompanying development applications DA 243/21 and DA 239/21 and the heritage assessment report by Cremorne Conservation Group
- preliminary, high-level assessment of the group of houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne
- preliminary, high-level advice as to the potential of the surrounding area (bounded by Cranbrook Avenue, Spofforth Street, Cabramatta Road and Military Road) to warrant assessment as a heritage conservation area (HCA).

The key outcomes of this report are as follows:

- The applicants' heritage documents are inconsistent with their application of the 'NSW Assessing Heritage Significance' guidelines and do not provide an adequately rigorous assessment of the heritage significance of the buildings.
- As a group, 115–125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, that is potentially rare within the Cremorne area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects.
- As a pair, 131–133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. The dwellings are among the earliest surviving houses from the late Victorian period.
- Preliminary assessment suggests that among the eight dwellings there are several potential groupings that may demonstrate shared heritage values which could reach the threshold for heritage listing. These groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area
- An investigation of a potential HCA (bounded by Spofforth Street, Military Road, Cabramatta Street and Holt Avenue) has determined that the area is highly unlikely to meet the threshold for listing under any criteria due to the following:

- The area no longer displays a cohesive historic character or provide an understanding of the historic development of the area, with few remaining original buildings.
- Due to its zoning, the area is predominantly contemporary residential and commercial development from the late twentieth and early twenty-first century.
- The original subdivision pattern has largely been altered.
- The only streetscape that retains an historic character is the northern side of Holt Avenue, and the dwellings on Cranbrook Avenue which are already individually heritage listed.

The recommendations of this report are:

1. An Interim Heritage Order be placed on Nos 115, 117, 119, 131, and 133 Holt Avenue Cremorne in order to protect the buildings from demolition whilst a detailed assessment of their heritage significance is undertaken to determine if the properties qualify for heritage listing within Schedule 5 of NSLEP 2013;
2. Council undertake further detailed assessment of the shared heritage values of the houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue to determine their potential for group heritage listing. The potential groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area; and
3. The assessment of the current development applications should have consideration for these recommendations.

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1 Introduction

1.1 Background

North Sydney Council (Council) has commissioned GML Heritage Pty Ltd (GML) to provide a heritage assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne (the properties), in order to determine whether any of the properties are eligible to be the subject of an Interim Heritage Order (IHO). This assessment was commissioned in response to a resolution of Council.

At its meeting on 24 January 2022, Council resolved:

1. THAT Council obtain urgent advice, including review of existing studies in relation to whether an Interim Heritage Order(s) can be supported in respect of a group of dwellings known as 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne.
2. THAT Council prepare an urgent report, including review of existing studies to assess whether a new Heritage Conservation Area ought to be identified and adopted in relation to the area bounded by Spofforth Street, Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne and that such review consider the inclusion of the group of dwellings at 115, 117, 119, 121, 123, 125 and 131, 133 Holt Avenue, Cremorne and be informed by the provisions relating to Mosman Council's Holt Estate Conservation Area.
3. THAT the review consider whether there are contributory items within any recommended conservation area.

This resolution was in response to concerns about development applications that involve a number of the subject properties. These proposals involve the demolition of the existing buildings on the sites, and as such represent a threat of harm.

The existing properties are not currently listed as heritage items. However, they are near two existing heritage conservation areas (HCAs) located within the neighbouring Mosman local government area (LGA) (Holt Estate HCA [C3] and Glover and Nathans Estate HCA [C12]). One of the subject properties, 125 Holt Street, was formerly heritage listed under the *North Sydney Local Environmental Plan 2013* (NSLEP 2013). However, it was delisted during the 2007 Heritage Review.

This report forms the first stage of the project, being an initial assessment of the significance of the group of dwellings at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, to determine if they have potential to reach the threshold for

heritage listing and therefore warrant protection under an IHO. This Preliminary Assessment Report includes:

- a review of previous heritage studies, LEP maps, recent development applications and other relevant material provided by Council
- preliminary historical research
- physical analysis of the group of houses and surrounding area (informed by inspections undertaken from the public domain)
- preliminary, high-level advice as to the potential of the surrounding area (bounded by Cranbrook Avenue, Spofforth Street, Cabramatta Road and Military Road) to warrant assessment as a HCA.

Should the assessment recommend that Council proceed with an IHO over the properties, a further detailed assessment of the heritage significance of the dwellings and/or wider area would be provided, as required by the terms of an IHO.

The historical research, site investigation and heritage assessment in Sections 3–7 of this report provide the framework for determining whether an IHO should proceed on one or more of the subject properties.

1.2 Identification of Study Area

The subject sites are located at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne, within the North Sydney Local Government Area (LGA), and are identified in Figure 1.1 and 1.2 below. The properties occupy the majority of the southeastern side of Holt Avenue between Military Road in the north and Spofforth Street in the east. The lot numbers, land zoning and maximum building height of the properties are outlined in Table 1.1 below.

Table 1.1 Property Information.

Address	Lot Number	Land Zoning	Maximum Building Height
115 Holt Avenue	Lot 1 DP 929395	R3: Medium Density Residential	8.5m
117 Holt Avenue	Lot 1 DP 980449	R3: Medium Density Residential	8.5m
119 Holt Avenue	Lot 1 DP 929074	R3: Medium Density Residential	8.5m
121 Holt Avenue	Lots 1 and 2 DP 135515	R3: Medium Density Residential	8.5m

123 Holt Avenue	Lot 1 DP 947542	R3: Medium Density Residential	8.5m
Address	Lot Number	Land Zoning	Maximum Building Height
125 Holt Avenue	SP 11200	R3: Medium Density Residential	8.5m
131 Holt Avenue	Lot 2 DP 602238	R4: High Density Residential	12m
133 Holt Avenue	Lot 1 DP 602238	R4: High Density Residential	12m

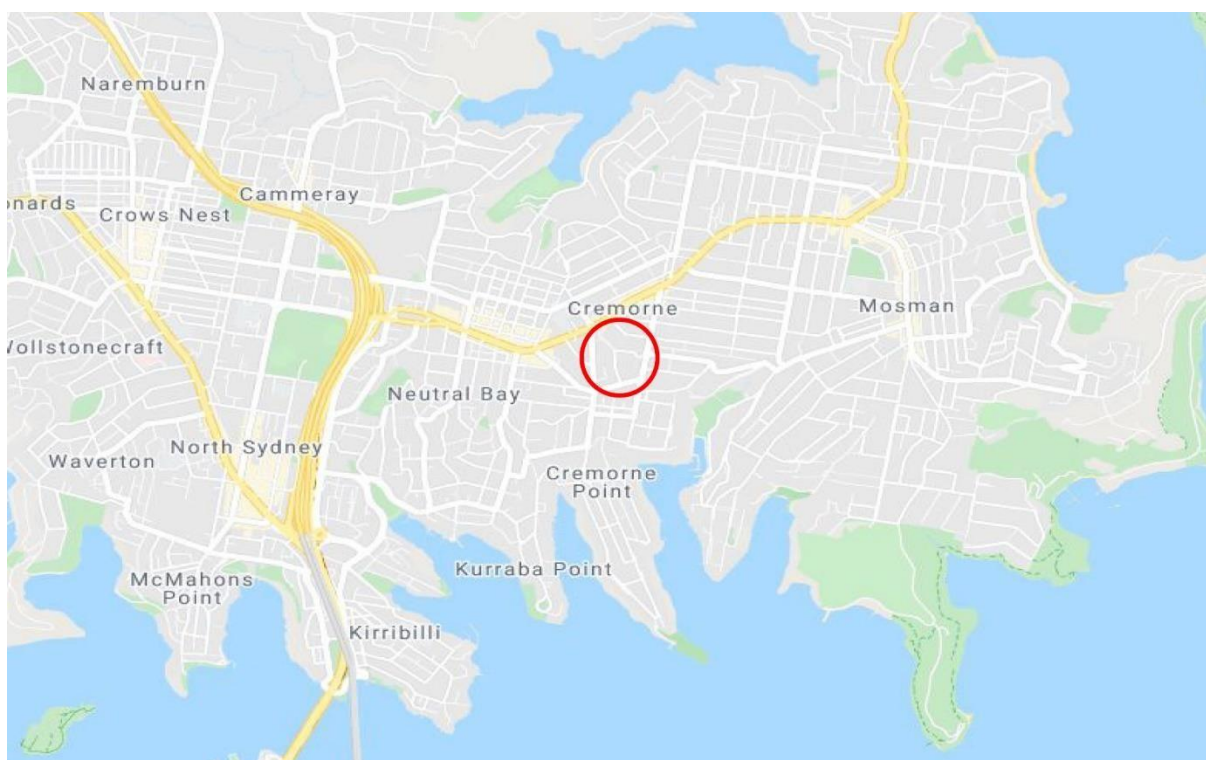


Figure 1.1 Location of Cremorne in its wider context. (Source: © Google Maps with GML overlay, 2022)



Figure 1.2 Location of the subject dwellings and potential heritage conservation area. (Source: Nearmap with GML overlay, 2021)

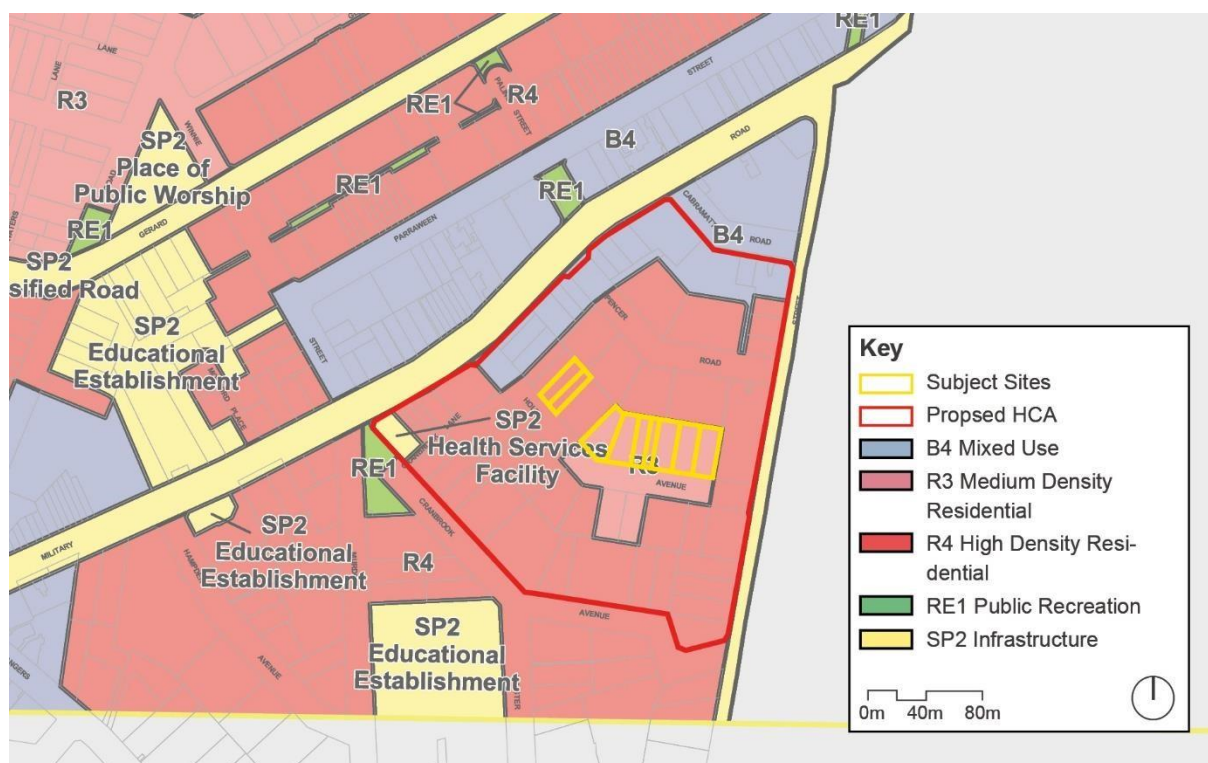


Figure 1.3 LEP zoning relating to the subject sites and potential heritage conservation area. (Source: North Sydney LEP 2013, Land Zoning Map – Sheet LZN_003 with GML overlay)

1.3 Current Development Applications

Council has received two development applications (Das) that involve several of the subject properties:

- **DA 239/21:** Demolition of existing structures, excavation and construction of a fivestorey mixed use development with basement parking and stratum subdivision.
- Lodged on 5 June 2021, this DA affects the properties at 131 and 133 Holt Avenue (and also encompasses the neighbouring properties at 135, 137 and 139 Holt Avenue).
- **DA 243/21:** Demolition of existing structures and construction of a residential flat building with basement parking.
- Lodged on 9 August 2021, this DA affects the properties at 115, 117 and 119 Holt Avenue.

1.4 Methodology

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

1.5 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage NSW), and the Burra Charter.¹

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- **Fabric** means all the physical material of the place including components, fixtures, contents, and objects.

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

1.6 Limitations

This report was informed by a physical inspection of the sites and the surrounding area from the public domain only, a desktop analysis of available information and reports, and additional primary and archival research undertaken at the North Sydney Heritage Centre (Stanton Library).

1.7 Acknowledgements

GML gratefully acknowledges the assistance of North Sydney Council in providing background information and support.

1.8 Endnotes

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

² **Statutory context**

2.1 Introduction

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

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

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve the state's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'.

There are no items listed on the State Heritage Register (SHR) in the study area. There are two items listed on the SHR in the wider vicinity. These are 'Belvedere' at 7 Cranbrook Avenue, and 'Egglemont' at 11 Cranbrook Avenue.

2.3 Environmental Planning and Assessment Act 1979

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

2.4 North Sydney Local Environmental Plan 2013

The NSLEP 2013 is the principal environmental planning instrument applying to the land. Schedule 5 of the NSLEP identifies heritage items and HCAs. The subject site is not listed as a heritage item nor is it located within a listed HCA.

The objectives of Clause 5.10 are as follows:

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

The subject properties are not currently listed as a heritage item, nor are they within a HCA, within the NSLEP.

2.5 North Sydney Development Control Plan 2013

The *North Sydney Development Control Plan 2013* (NSDCP 2013) Part B Section 13 (Heritage and Conservation) provides specific development objectives and controls for conservation areas (including contributory, neutral or uncharacteristic properties), heritage items and development in the vicinity of heritage items.

The subject properties are not currently listed as a HCA; however, this review will provide high-level guidance as to whether they should be investigated for listing as an HCA.

3 Historical Overview

3.1 Introduction

This section provides an overview of the historical background of the Holt Avenue properties and surrounding area. It is based upon secondary sources, supplemented with additional desktop research from the National Library of Australia (NLA), the State Library of NSW, North Sydney Heritage Centre (Stanton Library) and NSW Land Registry Services.

3.2 Aboriginal North Sydney

Aboriginal people have occupied Sydney's North Shore for thousands of years; radiocarbon dating of archaeological material from Cammeray dates Aboriginal occupation of the area back to at least 5,800 years ago. The Cammeragul

(Cammeraygal) and the Wallumedegal occupied the North Shore of Sydney in 1788, when the First Fleet arrived in Sydney Cove. Boundaries were not clearly defined, but Governor Phillip noted that the Cammeragal (sic) occupied the 'north-west part of this harbour' and Wallumedegal the 'opposite shore'.

The groups were nomadic and had various camp sites that were used depending on the season and availability of food or other requirements. They sheltered in sandstone rock shelters, which lined waterways, and huts constructed from local resources. The groups fished, hunted and harvested food from abundant local resources. They had a complex cultural life, with distinct languages, customs and a rich spirituality.

The devastation wrought by colonisation and the outbreak of smallpox did not mean the end of Aboriginal occupation in Sydney's North Shore. The ongoing presence of Aboriginal people is recorded in paintings, personal letters from the time and oral histories. In 1878, the *Sydney Morning Herald* reported that many Aboriginal people from the Shoalhaven had established camps at Berrys Bay and other northern sites—scattered outposts in a rapidly growing colonial city.

3.3 Early land grants and European occupation

The subject sites are located on part of a 700-acre (283 hectare) grant secured by John Piper for his son-in-law Alfred Thrupp in 1814. Thrupp and his wife, Sally, departed for Tasmania soon after and never occupied the land. It appears to have been sold to Piper in the process, because on his bankruptcy in 1827, the land was purchased by Solomon Leve and Daniel Cooper. The following year they gave permission to James Milson to 'take charge' of Thrupp's Farm to prevent the theft of firewood. A building known popularly as Thrupp's Cottage was built on the foreshore alongside Hayes Street in the 1820s.

Daniel Cooper died in 1853, bequeathing the land to his nephew John. John Cooper progressively subdivided and leased parcels of land for 99-year terms over the following 60 years. These leaseholds generally comprised large blocks of land and the lessees mostly subdivided the land and assigned underleases.

In 1881 John Cooper conveyed a lease of 120 acres (48.5 hectares) to William Henry Paling and Andrew Hardie McCulloch junior for the term of 99 years. Paling and McCulloch subdivided their leasehold and sold the allotments as underleases. In August 1885 Paling and McCulloch conveyed the lease to 13 acres, 2 roods and 15 perches in total (over 5 hectares) to Adolph Caesar Shadler of St Leonards, a bread and biscuit manufacturer.

Shadler subdivided his property into 118 allotments as the Long View Estate (or Longview Estate), also popularly known as Shadler's Estate. The subdivision was registered at the Land Titles Office as Deposited Plan 4764 (see Figure 3.1). The 118 allotments were laid out across three sections bounded by existing roads, Military Road and Spofforth Street, with three new streets formed in the estate, Short Street (now known as Cabramatta Road), Middle Street (now Spencer Road) and Shadler Street (renamed Holt Avenue).

The Long View Estate was advertised for auction sale on 21 November 1885, comprising 'level building allotments, elevated positions, grand views', with leases to run for 95 years. Richardson and Wrench reported that portions of the leasehold estate sold at prices ranging from 4 shillings and 9 pence to 3 shillings and 9 pence per foot per annum. The first auction was not a success. Two years later, on 10 September 1887, 115 unsold allotments were advertised for auction sale:

This part of the North Shore will undoubtedly become the most fashionable spot in the locality, and persons in search of land suitable for Villa Residences ... should not allow this opportunity to pass.¹



Figure 3.1 Long View Estate Military Road, North Shore, 21 November 1885. (Source: State Library of NSW, a4688067)

The subject sites comprise several allotments in Section 3 of the estate. A brief history of each of the subject sites is outlined below.

3.3.1 115 Holt Avenue

No. 115 Holt Avenue is located on Lot 24 and part lots 25 to 28 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). Lease 458230 comprised Lot 25 and part lots 25 to 28, the study site.

Thomas Ross erected a house on this site in 1907; the Council Rate Book contains an entry for a single-storey house of six rooms, owned by John Cooper, leased to Thomas Ross and occupied by Arthur G Humphries. According to the Sands Directory 115 Holt Avenue is first listed in 1909 as a house called 'Manningham' occupied by Arthur Cottle.

In 1913 Tom Raine Raine and Claude Gerard Phillips, trustees of the Cooper Estate, converted over 63 acres (more than 25 hectares) of leasehold land to Torrens title. Five years later they sold the freehold title of much of this land in the two estates to the Warringah Property Company, including lots 19–28 in Section 3 of the Long View Estate.

In 1924 the subject site, lot 24 and part lots 25–28 were sold to General Investments Ltd.²

No. 115 Holt Avenue was occupied by a succession of tenants until at least 1932–33 when the Sands Directory ceased publication. Tenants included Meredith Hammond, WH Brown, Mrs Beatrice Fleming and Harold A Martel. The Council Valuation Books list some of these tenants too, namely Hammond Meredith (1911–13 and 1914–16), William H Brown (1917–19 and 1920–22) and George Henry Fleming (1922–24 and 1925–57).

In 1931 General Investments Limited conveyed several parcels of land, including Lot 24 and part lots 25–28 in Section 3 of the Long View Estate, to Arthur Perkins Reynolds of Sydney, company director.³ Reynolds sold the subject site in March 1946 to George Henry Fleming of Cremorne, law clerk.⁴ He promptly sold 115 Holt Avenue in January 1947 to Bernard Moreton Birkenhead Riley of Sydney, medical practitioner. Following his death, the property passed by transmission in 1986 to John Richard Roy Simpson who sold it the same year to Comserve (No. 1935) Pty Ltd and Jedapac Pty Ltd as tenants in common. Kathleen Teresa Stirling became registered owner of 115 Holt Avenue in June 1987.

3.3.2 117 Holt Avenue

No. 117 Holt Avenue is located on Lot 23 and part Lot 22 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). Lease 448388 comprised Lot 23 and part Lot 22, the present site of 117 Holt Avenue.

Thomas Ross erected a house on this site in 1907; the Council Rate Book for 1907–08 contains an entry for a single-storey house of six rooms owned by John Cooper, leased to Thomas Ross and described as vacant. No. 117 Holt Avenue is first listed in the Sands Directory in 1908 as a house called Abi Ofa occupied by Arthur Humphries; this entry is repeated the following year (1909). The 1910 edition lists Mrs J Prendergast in the house, then renamed Ritherdon. This was one of the first two houses built by Ross in the street, the other being Thornley (119 Holt Avenue).

In 1913 Tom Raine Raine and Claude Gerard Phillips, trustees of the Cooper Estate, converted over 63 acres (more than 25 hectares) of leasehold land to Torrens title. Five years later they sold the freehold title of much of this land in the two estates to the Warringah Property Company, including lots 19–28 in Section 3 of the Long View Estate.

Abraham Falk and Esther Falk were listed at this address in the Council Valuation Books as the ratepaying lessees/occupiers in 1914–16 through to 1922–24. Throughout this period the house was called Ritherdon, sometimes misspelt as Rethorden or Ruthorden.

In 1924 the subject site, Lot 23/part Lot 22 was sold to General Investments Ltd.⁵ Two years later that company sold this property to Raymond Carbery Addison and Ida Stanley Addison as joint tenants.⁶ Raymond was described as a bank officer. They owned and occupied 117 Holt Avenue until 1945 when the property was transferred to Alison Raymond Storey, wife of Arthur Stanley Storey, Lieutenant Commander in the Royal Australian Navy. It is unclear if the family were in residence at this time, as Commander Storey was appointed as the Director of Naval Intelligence Melbourne in 1946. The property changed hands in 1949 to Arthur William Coleman of Cremorne, builder, and his wife Maisie Agnes Coleman as tenants in common. They lodged a successful application to North Sydney Council to undertake minor alterations to the house (Figure 3.2).

Kenneth Wilton Crowe became the registered proprietor of 117 Holt Avenue in February 1952. He owned the property until May 1974 when it changed hands to Seaconwil Pty Ltd.⁷

3.3.3 119 Holt Avenue

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). Ross obtained lease 448390 comprising Lot 21 and part lots 20 and 22, the present site of 119 Holt Avenue, on 22 November 1906.

115-125 & 131-133 Holt Avenue, Cremona—PHA—March 2022

occupied by Mrs Lena Martin. This was one of the first two houses built by Ross in the street, the other being Abi Ofa (117 Holt Avenue).

No. 119 Holt Avenue was first listed in the Sands Directory in 1908 as a house named Thornley (later Thornleigh) occupied by Francis S Hall.

The Warringah Property Company sold multiple allotments in the Long View and Parraween estates in September 1919 to John William Reynolds of Bondi, company manager.⁸ He sold 119 Holt Avenue in early 1924 to Robert James Rain of Neutral Bay, surveyor, and Ethel Mills Rain. They owned and occupied Thornleigh until mid-1932 when they sold it to Estelle Maude Spain. She and Kenneth Bayer Spain, a draughtsman, are listed at 119 Holt Avenue in the electoral rolls during this period.

In 1938 the property changed hands to Cremorne widow Blanche Helen Champion. She owned and occupied 119 Holt Avenue until her death in October 1959. The following year the property passed to Dennys Alexander Hill Champion of Cremorne, an electrical engineer. He promptly sold it the same year to Neutral Bay widow Frances Fanny Neill. She owned and occupied it until at least 1980.

No. 119 Holt Avenue was sold most recently in April 2020, when it was named Oakhurst.

3.3.4 121 Holt Avenue

No. 121 Holt Avenue is located on Lot 19 and part Lot 20 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). On 22 November 1906 Ross obtained lease 448387, comprising Lot 19 and part Lot 20, the present site of 121 Holt Avenue.

Ross erected a house on this site in 1907; the Council Rate Book for 1908–09 lists a vacant house on this site leased to Thomas Ross. The 1910 Sands Directory lists Mrs L Marton at Leonville in Shadler Street (now Holt Avenue). The 1911–13 Valuation Book contains an entry for a house called Leonville on this site. The 1914 Valuation Book lists Lena Martin as the occupant of 121 Holt Avenue, and the ratepaying lessee was Mrs Esther Falk from 1914 to at least 1917–19. The house was variously occupied in the 1920s including by HE Taylor and then Alfred Williams. Williams was the occupant of 121 Holt Avenue in the 1917–19 through to 1925–27 Triennial Valuation Books.

The freehold of multiple allotments in the Long View and Parraween estates, including the subject land, was sold to General Investments Limited in January 1924. He sold 121 Holt Avenue in May 1943 to Annie Agnes Williams, George Williams and Kathleen Williams as tenants in common.⁹

Kathleen Selway, a widow of Cremorne, became the registered proprietor of 121 Holt Avenue in October 1947. The property changed ownership in April 1963 to Emily Marjorie Bawtree Alley of Cremorne, a 'spinster'. She owned it to December 1984 when it passed by transmission to Vivienne Watkins. The following year Watkins conveyed 121 Holt Avenue to Richard Maxwell Fyson Woods.

3.3.5 123 Holt Avenue

No. 123 Holt Avenue is located on Lot 18 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16/part Lot 17 (site of 125 Holt Avenue) and Lot 18/part Lot 17 (site of 123 Holt Avenue).¹⁰ Consequently 123 and 125 Holt Avenue share a common history.

In the 1907–08 Rate Book, Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this is not borne out by land title documents. Though Garton's wife Helen was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, the first reference to the underlease of the subject land on the certificate of title records only the underlease to Richard Henry Pearce of the three allotments.

In the 1908–09 Rate Book Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessee and occupier of the land respectively, effective from 26 June 1908. The 1908–1910 Valuation Book described the property as being occupied by Reginal Wickham, owned by John Cooper and leased to Richard Henry Pearce. The valuation entry indicates it was an 'unfinished house' but the unimproved, improved and annual values of £300, £775 and £55 listed respectively indicate that the house was completed during the three-year period, most likely in 1908 or 1909.

The house was possibly designed by Edward Skelton Garton, as he and Richard Henry Pearce appeared to have an agreement to jointly build houses in the Mosman and Cremorne area. However, a dispute arose between the two men which resulted in court proceedings that led to Edward Skelton Garton being declared bankrupt by public notice on 8 December 1908.

The partnership between the two men was severed in 1908 when Garton accused Pearce of lying about their business arrangement and not giving him the profits from the sales of houses they had jointly built. This financial dispute resulted in court proceedings that led to Edward Skelton Garton being declared bankrupt by public notice on 8 December 1908. The court found there was a partnership and he was Pearce's architect.¹¹ The newspaper accounts do not specifically mention Holt Avenue (formerly Shadler Street) but the rate records certainly connect Garton and Pearce to the subject site, and the house was built around this time.

The house, called Bangalow, was first listed in the Sands Directory in 1910, and occupied by Mrs Agnes Mack. She was listed here until 1912. The next occupant is Mrs RF Furber in 1913 and 1914.

In 1915 Richard Henry Pearce sold the subject site to Annie Rebecca Small, wife of William Paul Small of Sydney, a company manager, and Hilda Beaumont Moginie, wife of Arthur Harold Moginie of Neutral Bay, a manufacturers' agent. AH Moginie is listed at this address in the Sands Directory from 1915.

Annie Rebecca Small leased the property in November 1922 to Herbert Woodley Gilles, a company manager. The following year the property was advertised to lease as a 'five roomed cottage, glassed-in sleeping-out verandah, all conveniences, lawns etc'.¹³ No. 123 Holt Avenue was occupied from this time by a succession of tenants.

Following the death of Annie Rebecca Small in 1945 the property changed hands in December 1950 to Kenneth James Turton of Neutral Bay, a clerk. He and his wife Joan Noeleen Turton are listed at 123 Holt Avenue in electoral rolls from at least 1954 until 1972. In November that year the property was sold to Thomas Murray Slimmon of Cremorne, trader (owner of adjoining property, 125 Holt Avenue). It changed hands again in October 1975 to David Graham Slimmon of Cremorne, animator. Slimmon owned the property until July 1986 when it was conveyed to Geoffrey Thomas Butterworth and Margaret Yvonne Butterworth. Sarah Elizabeth Wansey became the registered proprietor in January 1995.¹⁴

3.3.6 125 Holt Avenue

No. 125 Holt Avenue is located on Lot 16 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16 and part Lot 17 (site of 125 Holt Avenue) and Lot 18 and part Lot 17 (site of 123 Holt Avenue).¹⁵ Consequently 123 and 125 Holt Avenue share a common history.

In the 1907–08 Rate Book, Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this was not borne out by land title documents. His wife, Helen, was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, but the first reference to the underlease of the subject land is as mentioned earlier when Richard Henry Pearce was noted as the owner of said lease of the said allotments.

In the 1908–09 Rate Book, Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessees of the land, effective from 26 June 1908.

The most likely explanation of the contradictory documentation relates to an arrangement that existed in this period between the two gentlemen. Edward Skelton Garton and Richard Henry Pearce appeared to have an agreement whereby Pearce agreed to take ownership of the underlease of several parcels of land at Mosman, employ Garton to design houses which Pearce would erect on the sites, with the subsequent profit from the sales being split between the two men. Their dispute is described in Section 3.3.5 as mentioned before the newspaper accounts do not refer to Holt Avenue (formerly Shadler Street).

In December 1913 Richard Henry Pearce, builder, lodged a successful building application to North Sydney Council to build a cottage on lot 16 (and part Lot 17). It is possible that Pearce utilised Edward Skelton Garton's drawings to complete 125 Holt Avenue given their former partnership in building houses in the area.

The house was completed by November 1914, when Edna Walker of 'Carina [125 Holt Avenue], Shadler Street, Neutral Bay' reported the theft of a gold brooch during an excursion to the beach. This was the first mention of a house name for this property. In May 1915 Richard Henry Pearce sold the property to Julia Jones White and Harriet Susanna Walker as tenants in common.¹⁷ Carina is first listed in the Sands Directory in 1916 in the occupation of Mrs HS Walker and Mrs JJ White.

No. 125 Holt Avenue was advertised for sale in December 1917 as a 'Modern Detached DF Brick Cottage, slate roof, 6 large rms, lounge hall, and offices, in perfect order, 3 verandahs, 2 mins from Military-rd. Land 79 x 21, Torrens'.¹⁸ The property was sold to Emily Grace Brooke of Cremorne, a 'spinster', in March 1918. She is accordingly listed at 125 Holt Avenue in the Sands Directory after this date, and from 1930 in the electoral rolls.

A local builder, M de Chateaubourg of Wollstonecraft, carried out additions to the residence in 1924.¹⁹

Following Brooke's death in May 1942 the property was conveyed to Wilfred Clarence Brooke of Cremorne, a retired stock and station agent. He died in 1948 and the property changed hands in May 1950 to William Carl Chadwick and Shaw Strickland as tenants in common. Two months later they transferred 125 Holt Avenue to Elsie Moulder Maclean, Marion Isabel Wallen, Dorothy Edith Bagot and Helen Edith Elaine Moore as tenants in common. The following year William Henry Cary Allison and Gwendoline Charlotte Allison became registered proprietors of the property.

Following the death of William Henry Cary Allison, his widow sold the property in March 1955 to James Daniels of Cremorne, airline employee, and his wife, Isabel Joan Daniels. James became the sole owner in April 1959 following Isabel's death. He owned 125 Holt Avenue until December 1970 when it was sold to Thomas Murray Slimmon of Cremorne, a trader. It changed hands once again in October 1975 to David Graham Slimmon of Cremorne, an animator. The following year David Leslie Abrahams became the new owner of 125 Holt Avenue. At this date the deed was cancelled and a strata plan registered.²⁰

The North Sydney Heritage Review (1998) described 125 Holt Avenue as a 'rare successful synthesis of styles which has produced an attractive building whose bulk is not apparent from the frontage. It is a rare survivor in its immediate vicinity'.

3.3.7 131 and 133 Holt Avenue

No. 131 Holt Avenue is located on lots 11 and 12 in Section 3 of DP 4764 (Long View or Longview Estate).

In May 1891 Adolph Caesar Shadler sold the underlease of lots 11 and 12 in Section 3 of the Long View Estate to James Smith of North Willoughby, builder.²² The following year William Henry Paling and The Assets Realization and General Finance Company Limited (the new lessees of the Long View Estate) re-conveyed the underlease of Lots 11 and 12 in August 1892 to James Smith of North Willoughby, builder.²³ At this date Smith mortgaged the land to Amos Downes Shephard to secure £400.²⁴ Smith built upon the land some time between May 1891 when he first purchased the underlease and late 1892. The 1893–93 rate book contains an entry for a vacant, six-roomed brick house with a slate roof, with an annual value of £50, which was sited on Lot 11, owned by Cooper and leased by James Smith.

The detail survey map (Figure 3.3) shows the house spanning both lots. According to the 1896–97 Rate Book the relevant property entry notes 'land belongs to house'.

The 1893 Sands Directory listed AC Cunningham as the first occupant of the house. By 1896 Smith had defaulted on the mortgage so the property underlease was conveyed to

Amos Downes Shephard and, after his death, passed in 1900 to Blanche Robinson of Columbia, New York, USA.²⁵ In April 1903 she assigned the underlease of lots 11 and 12 to Charles Edward Robinson of North Sydney.²⁶ He conveyed the underlease in 1909 to his wife Mary May.²⁷

Mary Robinson sold the underlease of lots 11 and 12 in 1911 to Mrs Mira Kate Reynolds, the wife of Arthur Joseph Reynolds, for the sum of £409.²⁸ Arthur Reynolds (1865–1948) was a solicitor and alderman of North Sydney Council.

Arthur Reynolds promptly lodged two building applications (BAs) to North Sydney Council on 1 August and 21 September 1911. The first named application comprised 'additions to resident 27 Shadler st' and the latter BA was for 'alterations to cottage'; they were respectively approved on 4 August and 22 September. The collective works extended the building and subdivided the cottage into two residences known as 27 and 27A Holt Avenue (131 and 133 Holt Avenue). The 1913 Rate Book records two houses on lots 11 and 12.

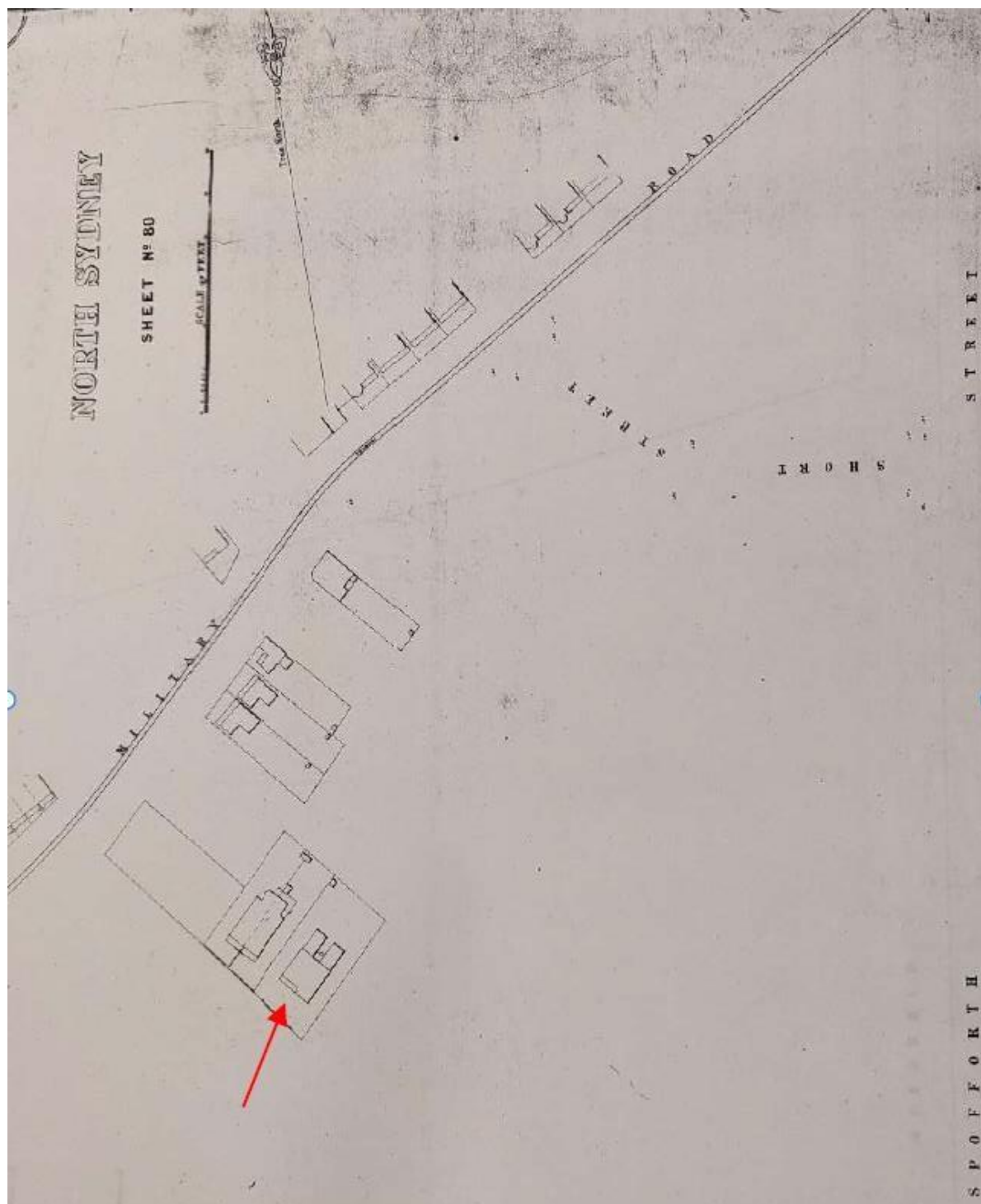


Figure 3.3 Extract from Detail Survey North Sydney Sheet 80, 1896. 131–133 Holt Avenue indicated by red arrow. (Source: North Sydney Heritage Centre, Stanton Library)

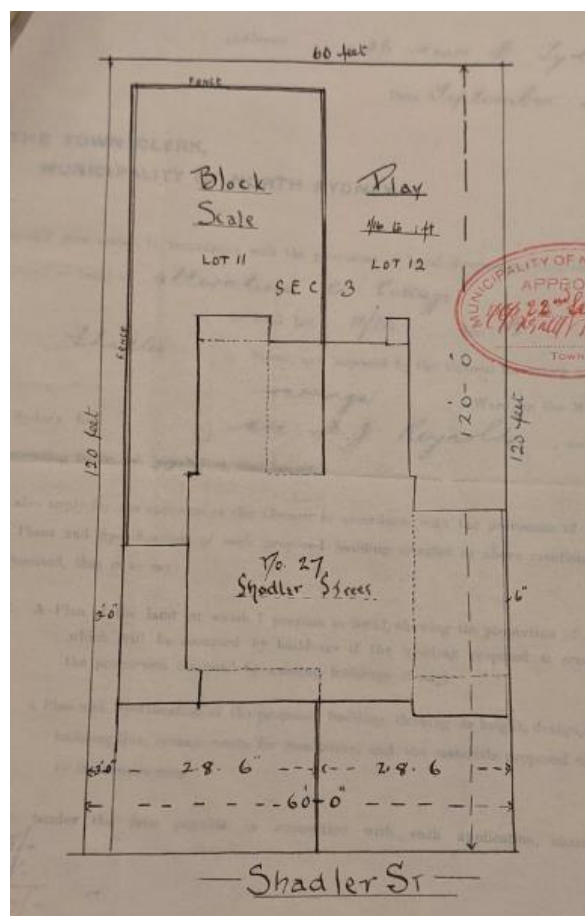


Figure 3.4 Block plan accompanying building application for '27 Shadler Street', 1 August 1911. (Source: North Sydney Heritage Centre, Stanton Library, NSCMA 91/5.36, Box 6, Folder R, 1911)

Figure 3.5 Block plan accompanying building application for alterations to cottage, 21 1911. (Source: North Sydney Heritage Centre, Stanton Library, NSCMA 91/5.36, Box 6, Folder R, 1911)

The Warringah Property Company, the new lessee of the lands from the Perpetual Trustee Company Limited (trustees for the estate of the late William Henry Paling), and the Assets Realization and General Finance Company Limited together converted several parcels of land to Torrens title in 1915. Underlessees such as Mira Kate Reynolds were offered the opportunity to acquire the freehold title. Accordingly on 12 July 1916 Reynolds purchased lots 11 and 12.²⁹ She promptly sold the property to Ernest Shoebridge Carr. He in turn sold to Rosamond Mary Penn in 1919. Two years later 131 and 133 Holt Avenue changed ownership to Leopole Bremner. The property changed ownership to Vida Matthew in 1933 and 1934. The property was owned from 1934 to 1979 by members of the Brimbecom family.

In 1979 the property was formally subdivided into two separate allotments. No. 131 Holt Avenue was sold to Pamela Burns and 133 Holt Avenue to AD Pitt Nominees Pty Ltd. Both houses have been variously owned since that time.

Pamela Burns lodged an application in July 1979 to demolish the weatherboard toilet at the rear of 131 Holt Avenue and build 'a new structure containing laundry facilities, W.C. [water closet] and shower.' Amended plans submitted in August 1979 were approved one month later providing 'the dwelling shall be used as a single family residence and shall not be used or adapted to be used as flats.'

In March 1982, architects David Liddy and Associates lodged a building application to remove and replace two timber windows in the kitchen on the northwestern elevation of 133 Holt Avenue.

3.4 Endnotes

- ¹ 'Advertising', *Evening News*, 3 September 1887, p 6, Trove, National Library of Australia, viewed 17 Feb 2022 <<http://nla.gov.au/nla.news-article108005430>>.
- ² NSW Land Registry Services, CT Vol 3547 Fol 243.
- ³ NSW Land Registry Services, CT Vol 3547 Fol 243. ⁴ NSW Land Registry Services, CT Vol 5830 Fol 29
- ⁵ NSW Land Registry Services, CT Vol 3547 Fol 243.
- ⁶ NSW Land Registry Services, CT Vol 3881 Fol 191.
- ⁷ NSW Land Registry Services, CT Vol 6091 Fol 142.
- ⁸ NSW Land Registry Services, CT Vol 2967 Fol 195.
- ⁹ NSW Land Registry Services, CT Vol 5377 Fols 28-30.
- ¹⁰ NSW Land Registry Services, CT Vol 1726 Fol 204, Lease 478082.
- ¹¹ 'In Bankruptcy', *Sydney Morning Herald*, 23 February 1909, p 5, Trove, National Library of Australia, viewed 21 Feb 2022 <<http://nla.gov.au/nla.news-article15038242>>.
- ¹³ 'Advertising', *Sydney Morning Herald*, 8 December 1923, p 21, Trove, National Library of Australia, viewed 21 Feb 2022.
- ¹⁴ NSW Land Registry Services, CT Vol 2582 Fol 72.
- ¹⁵ NSW Land Registry Services, CT Vol 1726 Fol 204, Lease 478082.
- ¹⁷ NSW Land Registry Services, CT Vol 2575 Fols 122/123.
- ¹⁸ 'Advertising', *Sydney Morning Herald*, 5 December 1917, p 6, Trove, National Library of Australia, viewed 21 Feb 2022.
- ¹⁹ *Construction and Local Government Journal*, 16 April 1924, p 2, Trove, National Library of Australia, viewed 21 Feb 2022.
- ²⁰ NSW Land Registry Services, CT Vol 2575 Fols 122/123.
- ²² NSW Land Registry Services, OST Bk 464 No 752.
- ²³ NSW Land Registry Services, OST Bk 499 No 291.

²⁴ NSW Land Registry Services, OST Bk 499 No 292.

²⁵ NSW Land Registry Services, OST Bk 739 No 319.

²⁶ NSW Land Registry Services, OST Bk 739 No 319.

²⁷ NSW Land Registry Services, OST Bk 893 No 627.

²⁸ NSW Land Registry Services, OST Bk 942 No 323.

²⁹ NSW Land Registry Services, Dealing A25870.

4 Site Analysis

This section provides an analysis of the physical attributes of the study area, including the individual properties on Holt Avenue, the wider potential HCA, and the area of Holt Avenue that is located within the Mosman LGA. GML consultants inspected the area on 17 February 2022. All observations and photographs were taken from the public domain; the rear and interiors of the properties have not been accessed for the purposes of this report.

4.1 Local Context

Holt Avenue, Cremorne extends from the major transport corridor of Military Road in the northwest to Spofforth Street in the east. The street slopes down from Military Road with a dog-leg bend at its middle. Spofforth Street forms the eastern boundary of the North Sydney LGA, with Mosman LGA located to the east. Spofforth Street is also a significant through road, providing an alternative route to the city for residents of Mosman and Cremorne. Holt Avenue extends into the Mosman LGA, connecting the eastern side of Spofforth Street to Cowles Road. Approximately three-quarters of Holt Avenue is located within the Mosman LGA.

The southern side of Holt Avenue that is located within the North Sydney LGA is characterised by residential flat buildings from the late twentieth and early twenty-first century. Some of these have been completed recently, replacing earlier dwellings.

Going from west to east, the northern side of Holt Avenue contains commercial development on the corner of Military Road, a child care centre at 139 Holt Avenue, two highly modified semi-detached dwellings at 135 and 137 Holt Avenue, two semi-detached Victorian era dwellings at 131 and 133 Holt Avenue, a mid-twentieth century residential flat building at 129 Holt Avenue, a two-storey Federation era duplex at 125 Holt Avenue, and a group of single-storey detached Federation bungalows at 115–123 Holt Avenue. A mid-twentieth century high rise flat building is located at the corner of Holt Avenue and Spofforth Street.

The dwellings at 131–133 and 125–135 Holt Avenue are the subject of more detailed description in the sections below.

4.2 115–125 Holt Avenue

The properties at 115–125 Holt Avenue contain a group of detached Federation era Bungalow style houses, set on large allotments with wide frontages to Holt Avenue. Each house in the group shares a number of similar elements, including:

- an asymmetric front façade with projecting gable and open verandah
- high pitched roof, originally terracotta tiled (some have been replaced)
- centrally located front door and hallway (except 125)
- bay window with timber casement windows to the projecting gable
- timber shingles to gables (except 119)
- timber joinery and fretwork to the verandah, with variations to the stylistic detailing.
- original timber windows and doors
- coloured glass fan light windows
- rough cast render chimneys
- formal front gardens.

The group is largely intact when viewed from the street. The houses retain their original form, scale, architectural style, historic character, and Federation details and features. Each house has undergone some degree of change, yet the group's integrity remains largely intact. Changes include:

- All houses are face brick except 117 (rough cast render) and 119 and 125 (painted brick).
- All houses are single-storey except 125 which is now two storey. Unlike 115–123, which are located on generally flat sites, No. 125 slopes steeply from west to east. As a result, the house has an understorey that has been converted into apartments.
- All houses were originally built with terracotta roof tiles; these have been replaced with new terracotta roof tiles (123), concrete roof tiles (121), painted roof tiles (125) and corrugated metal sheet (119).
- A dormer window in the front roof plane (117 and 115).
- A carport or garage at side (115).
- A carport or garage at side, forward of the building line (119, 121).
- A carport or garage at rear (117).
- A hardstand car space at side (123, 125).

- A contemporary addition at rear, partially visible from street (123).
- A high front fence (119).

115 Holt Avenue



Figure 4.1 View of the property at 115 Holt Avenue looking north.



Figure 4.2 View showing the verandah and access path.



Figure 4.3 View of the western elevation and the original chimney, looking northeast.

117 Holt Avenue



Figure 4.4 View of 117 Holt Avenue from the street, looking north.



Figure 4.5 View showing the verandah and street, access path.

Figure 4.6 View showing the dormer window and front yard, looking northwest.

119 Holt Avenue



Figure 4.7 View of the primary elevation of 119 Holt Avenue.



Figure 4.8 View of 119 Holt Avenue from the street, looking north.



Figure 4.9 View showing the garage addition, looking northwest.



Figure 4.10 View showing a detail of the roof form, with decorative timber detailing, brackets and finial.

121 Holt Avenue



Figure 4.11 View of the primary elevation of 121 Holt Avenue, looking north.



Figure 4.12 View showing the carport with matching timber shingles, looking northwest.



Figure 4.13 View showing the property from the street, with stone fence and timber balustrade, looking northwest.

123 Holt Avenue

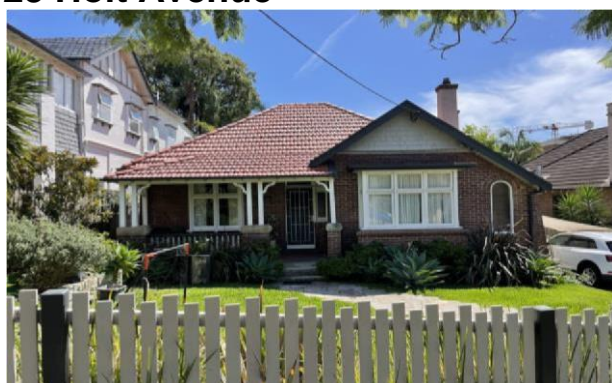


Figure 4.14 View showing the primary elevation eastern of 123 Holt Avenue, looking north.

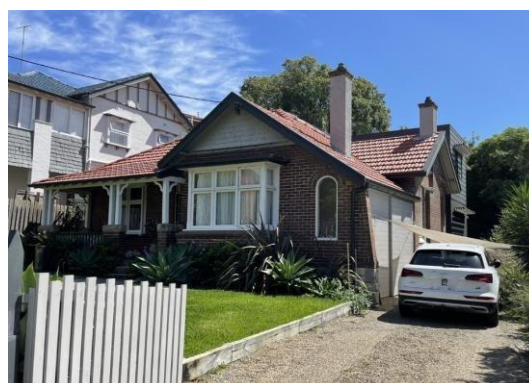


Figure 4.15 View showing the elevation, roof form and temporary car shade, looking northwest.

125 Holt Avenue



Figure 4.16 View of the primary elevation of 125 Holt Avenue, looking north. Figure 4.17 Detailed view of the balcony with rendered columns with timber accent, and timber shingles, looking northwest.



Figure 4.18 View showing a detail of the upper storey of the eastern elevation. The enclosed balcony, with timber detailing, is visible.

4.3 131 and 133 Holt Avenue

Nos 131 and 133 Holt Avenue comprise a pair of modest, single-storey semi-detached Victorian dwellings, with simplified Italianate details. Each house has an asymmetric form with a projecting gable and front verandah. The main roof form is pitched with crossgables, with a lower roof over the front verandah. The original roof is likely to have been terracotta tiles, now replaced with concrete tiles. External walls are rendered and painted. The pair of dwellings are set on a generally flat site with a small garden at the front.

No. 133 Holt Avenue appears largely intact from the street. The projecting gable retains its original timber casement windows, decorative plaster sill, window hood with exposed rafters and coining to the corners. The verandah retains two original arched double-hung windows and simplified Italianate detailing. The two doors are the only discernible

nonoriginal features. The property has a low timber picket fence. The house appears to have been vacated.

No. 131 Holt Avenue is in a better condition than No. 133 and has had its original features conserved and restored. The projecting gable has two arched double-hung windows with Italianate details including plaster arches, decorative sill and coining to the corners. The dwelling has a central front door accessed from the verandah, and a bank of three timber casement windows with fanlights above. The verandah joinery is more decorative than No. 133. It has a brick and timber picket fence and hard stand car space in the front setback.



Figure 4.19 View of the primary façade of 133 Holt Avenue.



Figure 4.20 View of the primary façade of 133 Holt Avenue.



Figure 4.21 View of the primary elevation of 133 Holt Avenue, looking north-east.

4.4 Potential Heritage Conservation Area

Council's resolution requested the consideration of the area bounded by Spofforth Street,

Military Road, Cranbrook Avenue and Cabramatta Road, Cremorne, for its potential as a HCA and for the potential inclusion of the Holt Avenue houses as contributory buildings within the potential HCA.

The area was investigated for its characteristic built form and any remaining historic character.

- This section of Military Road does not retain any original buildings or historic character. It is dominated by late twentieth-century and early twenty-first century mixed use and commercial developments of varying scale and character.
- Cabramatta Road, Cremorne, displays a similar character and built form as Military Road.
- The western side of Spofforth Street between Military Road and Holt Avenue, comprises predominantly high-rise residential and low-mid scale commercial and mixed use development with no distinct building typology or historic character.
- Spencer Road, Cremorne, is characterised by late-twentieth and early twenty-first century residential flat buildings. One earlier flat building is retained. This part of Spencer Road has not retained its historic character.
- Holt Avenue, Cremorne, is characterised by late-twentieth and early twenty-first century residential flat buildings on the southern side and a group of intact late nineteenth-century / early twentieth-century dwellings on the northern side. The northern side of Holt Avenue is the only part of this wider area that retains a historic character.

4.4.1 Photographs of the Potential Heritage Conservation Area

Representative photographs of the potential HCA are shown below in Figure 4.22 to Figure 4.29.



Figure 4.22 Typical streetscape within the proposed HCA, showing street trees and the looking west.



Figure 4.23 View of a residential streetscape with a mixed character. slope of the road, looking west.



Figure 4.24 View of the northwestern portion commercial of Cabramatta Road, looking east. would form the northwestern boundary of the proposed HCA.



Figure 4.25 View of mixed use buildings along Military Road, which would form the northwestern boundary of the proposed HCA.



Figure 4.26 Typical view of commercial properties and lots along Military Road. southeastern boundary of the proposed HCA.



Figure 4.27 View towards apartment buildings fronting Spofforth Street, which would form the southeastern boundary of the proposed HCA.



Figure 4.28 View of a typical contemporary apartment building.



Figure 4.29 View of a lot currently under construction, representative of the development of the area.

4.5 Holt Avenue, Mosman

The Mosman part of Holt Avenue is a long tree-lined avenue connecting Spofforth Street in the west and Cowles Road in the east. The Holt Estate Conservation Area (C3) is listed as an HCA within the *Mosman Local Environmental Plan 2012* (MLEP). It is defined by detached and semi-detached housing from the early twentieth century on narrow allotments. Original houses have generally been sympathetically altered and extended, retaining their original scale, form and architectural features.

Some properties on the northern side have had simple carports, garages and hardstands built/installed in their front yards, accessed from Holt Avenue. Houses on the southern side have access to Bloxsome Lane at the rear where carparking structures are located.

The Mosman part of Holt Avenue has a character that is distinct from the Cremorne part. Original low-scale housing has been retained on both ends of the street. Although the housing in Holt Avenue, Mosman, originates from the same era as the Federation houses on the northern side of Holt Avenue, Cremorne, the Mosman houses are located on smaller blocks with narrow street frontages.

4.5.1 Photographs of Holt Avenue Mosman

Representative photographs of typical properties from Holt Avenue, Mosman, are shown below in Figure 4.30 Figure 4.35.



Figure 4.30 View of Holt Avenue, Mosman, showing the street trees, looking east.



Figure 4.31 View of Holt Avenue, Mosman, showing the typical scale and character of the HCA.



Figure 4.32 View of a typical, modified Federation dwelling.



Figure 4.33 View of a typical Federation Bungalow.



Figure 4.34 View of a typical Federation dwelling with a modified attic space.



Figure 4.35 View showing characteristic typologies with rear additions.

5 Heritage Context

5.1 Heritage Listings

The subject properties are not currently listed as heritage items under Schedule 5 of the NSLEP 2013, nor are they listed within an HCA. There are no existing heritage items in the immediate vicinity of the properties within the North Sydney LGA, although there are several items of local and state significance in the surrounding area. The heritage context of the subject properties within the NSLEP is shown in Figure 5.1.

The subject properties are adjacent to the boundary between the North Sydney LGA and the Mosman LGA. Within the Mosman LGA, the eastern portion of Holt Avenue is located within the Holt Estate HCA (C3). The Mosman section of Holt Avenue also incorporates two heritage listings recognised under Schedule 5 of the MLEP, 'Divided Road' (I379) and 'Street Trees' (I380). The subject properties are similarly in the vicinity of the Glover and Nathans Estate HCA (C12). There are several further individually listed items in the wider vicinity of the subject properties within the Mosman LGA. The heritage context of the subject properties within the MLEP is shown in Figure 5.2.



Figure 5.1 The heritage context of the subject properties within the NSLEP. (Source: North Sydney LEP 2013 Heritage Map – Sheet HER_003 with GML overlay)



Figure 5.2 The heritage context of the study area and adjacent Mosman LGA. (Source: Mosman LEP 2012 Heritage Map – Sheet HER-002 with GML overlay)

5.2 Heritage items in the vicinity

Table 5.1 Heritage items in the vicinity of the subject properties within the North Sydney LGA.

Item Name	Address	Significance	Listing	Item No.
Belvedere	7 Cranbrook Avenue	Local	State Heritage Register NSLEP 2013	00320 I0045
Egglemont	11 Cranbrook Avenue	Local	State Heritage Register NSLEP 2013	00321 I0046
House	32 Cranbrook Avenue	Local	NSLEP 2013	I0048
House	34 Cranbrook Avenue	Local	NSLEP 2013	I0049

SCEGGS Redlands	53–57 Murdoch Street	Local	NSLEP 2013	I0067
Item Name	Address	Significance	Listing	Item No.
Former Cremorne Hall	57 Murdoch Street (2 Allister Street)	Local	NSLEP 2013	I0068
House	59 Murdoch Street	Local	NSLEP 2013	I0070
House	24 Cranbrook Avenue	Local	NSLEP 2013	I1136

Table 5.2 Heritage items in the vicinity of the subject properties within the Mosman LGA.

Item Name	Address	Significance	Listing	Item No.
Holt Estate Heritage Conservation Area		Local	MLEP 2012	C3
Divided Road	Holt Avenue	Local	MLEP 2012	I379
Street Trees	Holt Avenue	Local	MLEP 2012	I380
Glover and Nathans Estate Conservation Area		Local	MLEP 2012	C12
House	69 Rangers Avenue	Local	MLEP 2012	I254
House	64 Spencer Road	Local	MLEP 2012	I281
Divided Road and Street Trees	Spencer Road	Local	MLEP 2012	I450

5.3 The Holt Estate Heritage Conservation Area

(Mosman LGA)

The Holt Estate HCA is a heritage conservation area listed under Schedule 5 of the MLEP 2012. The historic and aesthetic character of the HCA is outlined in the *Mosman Residential Development Control Plan 2012* (Mosman Residential DCP 2012). Although the HCA is located in a separate LGA, it is situated in close proximity to the subject properties, roughly 50m to the east. The subject properties are located on a separate block to the northwest; however, they are likely to share historic and aesthetic similarities to the existing HCA.

The Mosman Residential DCP 2012 defines the area and character of the Holt Estate HCA (C3) as:

The area slopes gently in a south easterly direction from Military Road down towards Mosman Bay. The gentle slope, as well as the consolidated ownership of the area allowed for the planned regular grid pattern of the streets.

The area comprises houses generally of similar scale and form, most of which would have been erected soon after subdivision in 1902. However, many of the houses in this conservation area have been modified. The modifications are chiefly the painting of face brickwork never intended to be treated this way, the erection of intrusive garages or carports mostly in front of houses, the concealment of the houses by high, opaque front fences, and the building of severe first-floor additions.

The character of the area is now greatly dependent upon the efficacy of the street plantings of plane and brush box trees in both roads, which to some degree conceal or ameliorate the effects of alterations and additions.¹

The existing Statement of Significance for the Holt Estate HCA (C3) is as follows:

The Holt Estate Conservation Area is a complete early subdivision containing a great many buildings from its original residential development. Its significance has been diminished by modifications which have catered to the requirements of individual owners' amenity at the cost of respecting and retaining heritage values.²

The location and boundaries of the Holt Estate HCA are shown below in Figure 5.3.



Figure 5.3 The location and boundaries of the neighbouring Holt Estate HCA (C3) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

5.4 The Glover and Nathans Estate Conservation Area

The Glover and Nathans Estate HCA is an existing HCA listed under Schedule 5 of the MLEP 2012. The historic and aesthetic character of the HCA is outlined in the Mosman Residential DCP 2012. Although the HCA is located in a separate LGA, it is in proximity to the subject properties, roughly 180m to the northeast. The subject properties are located on a separate block to the southwest, yet they are likely to share historic and aesthetic similarities to the existing HCA.

The Mosman Residential DCP 2012 defines the area and character of the Glover and Nathans Estate HCA (C12) as:

The Crescent Conservation Area is characterised by a gentle slope and curvature of the street, with grid street layout to the north and east of The Crescent, and Mosman Park to the west. The area is predominantly characterised by single-storey and comparatively modest housing. The architectural value of the area lies in its harmonious small scale, the predominance of Federation and Inter-War period buildings and the way the few larger sized housing of later periods generally complement this character. Two buildings in this

area have heritage significance; they are 'Omaha' at No. 27 and the Third Church of Christ Scientist Church. There are also a number of interesting components in the streetscape including the original fence of timber pickets shaped with an Art Nouveau motif at No. 3 The Crescent. The Crescent Conservation Area is significant for its aesthetic qualities, including its relationship with the open space and margin foliage of Mosman Park, including some large Banyan-like figs and other fine mature trees. Community facilities include the former Christian Science Church and Mosman Park, including children's playground in the south-east corner of the park.³

The existing Statement of Significance for the Glover and Nathans Estate HCA (C12) is as follows:

This remnant of the Lennon Estate provides excellent evidence of the character of an early subdivision in Mosman. It is historically associated with an important developer of the Federation period and with the paddock purchased from Gouldsbury Lennon which eventually became Mosman Park and the Allan Border Oval.

The Crescent Conservation Area is significant for its aesthetic qualities deriving from the slope and curvature of the street and its relationship with the open space and margin foliage of the park, including some large Banyan-like figs and other fine mature trees. These particular qualities are unique and not combined this way anywhere else in Mosman.

Its architectural value lies in its harmonious small scale, the predominance of Federation and Inter-War period buildings and the way the few structures of later periods generally complement this character. One of the buildings, the Third Church of Christ, Scientist, Sydney, is deemed to have State heritage significance.⁴

The location and boundaries of the Glover and Nathans Estate HCA are shown in Figure 5.4.



Figure 5.4 The location and boundaries of the neighbouring Glover and Nathans Estate HCA (C12) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

5.5 Endnotes

- ¹ 'Holt Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 141.
- ² 'Holt Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 141.
- ³ 'Glover and Nathans Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 135.
- ⁴ 'Glover and Nathans Estate Conservation Area', Mosman Residential Development Control Plan 2012, p 135.

6 Applicant's Heritage Assessments

In preparing this report, GML has reviewed the heritage assessment and historical information contained in the applicant's heritage impact statements and heritage assessment reports submitted with the DAs as well as additional information provided by Council. GML has reviewed the historic information and heritage assessment of the properties provided in the applicants' heritage assessments to determine if the information is adequate to support the conclusions made in relation to the significance of the properties. This review covered the following documents.

Table 6.1 Overview of the documents submitted in relation to DAs.

DA No	Address	Heritage Report
DA 243/21	115–119 Holt Avenue	Urbis, <i>115-119 Holt Avenue, Cremorne Heritage Assessment</i> , July 2021
		Weir Phillips Heritage and Planning, <i>Nos. 115-119 Holt Avenue, Cremorne Heritage Impact Statement</i> , August 2021
DA 239/21	131–139 Holt Avenue	Urbis, <i>131-139 Holt Avenue, Cremorne Heritage Assessment</i> , April 2021
		John Oultram, <i>131-139 Holt Avenue, Cremorne, NSW Heritage Assessment</i> , June 2021
		Weir Phillips Heritage and Planning, <i>Nos. 131-139 Holt Avenue, Cremorne Heritage Assessment</i> , June 2021
		NBRS Architecture and Heritage, <i>131 & 133 Holt Avenue, Cremorne, Heritage Assessment</i> , June 2021
		City Plan Heritage, <i>131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment</i> , June 2021
		GBA Heritage, <i>131-133 Holt Avenue, Cremorne Heritage Assessment</i> , June 2021

Table 6.2 Overview of additional report.

Address	Report
115–133 Holt Avenue	Cremorne Conservation Group, Submission 'Holt Avenue Dwellings', 2022

6.1 Review of Applicant's Heritage Assessments

6.1.1 Review of Heritage Assessment of 115–119 Holt Avenue (DA 243/21)

Table 6.3 Review of Heritage Assessment report by Urbis, July 2021, of 115–119 Holt Avenue accompanying DA 243/21.

Urbis, 115–119 Holt Avenue, Cremorne Heritage Assessment, July 2021

Analysis of Historical Information

The desktop history included in the Urbis Heritage Assessment is flawed from the outset and accordingly inadequate for a proper assessment of significance of the study site for the following key reasons:

- Section 3.2 of the report relies solely on desktop research in the preparation of the history, which has been prepared with reference to land title documents, the Sands Directory, and online aerial photographs—sources which do not examine the complete history and development of the site. It appears no research was undertaken in the North Sydney Heritage Centre collections at Stanton Library, which holds the Council Archives, including rate and valuation books, building records, block plan series, minute books and correspondence files. There is also no evidence that active and semi-active property files for the most recent history of the subject site were consulted.
- The Sands Directory entries are indicative but not necessarily accurate owing to the publisher's methodology and timeframe for publication with date collected the year before publication. Tenant and house names are highly likely to have changed by the date of publication, so using this information without supplementary resources is likely to result in inaccuracies. Sands is a useful resource, particularly in some localities where there are no surviving council records. However, Sands should be used in conjunction with other primary source documents such as council rate/valuation and building records.
- The significant North Sydney Council Rate Books from 1869 and Valuation Books from 1908–1910 were not consulted. These complete records document the ownership/lessee/occupation history of every property in the North Sydney Council area. The Rate Books were produced annually and updated as necessary. They list each property's owner/lessee/occupant and provide a brief description of the property and rating values. Some annotations may also reflect building works.
- The report does not accurately date or document alterations and additions to the subject buildings in Section 3.4.1–3.4. Evidence from the North Sydney Council Building Registers 1920–1994 and accompanying indexes were not consulted or referred to. These records would have provided an accurate list of building and DAs and the necessary detail to understand the building history of each of the subject sites.

Urbis, 115–119 Holt Avenue, Cremorne Heritage Assessment, July 2021

- Section 3.5 lists the owners (leasehold and freehold) of each of the houses but does not document the ownership after the title was converted to auto-consul. There has been no attempt to research biographical information of the various lessees/occupants and determine the historical associations in the assessment of significance.

Analysis of Assessment Methodology

Assessment

The Urbis Heritage Assessment was informed by an internal and external inspection of the property, and high-level desktop historical research (appearing to be restricted to an overview of land titles and the Sands Directory).

The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The report acknowledges that the properties are characteristic of the Federation period, but determines that the properties have neither representative nor rarity value due to modifications and the presence of 'numerous and much better examples of Federation Bungalow dwellings' which are 'in proximity of the subject site'. The report does not provide a comparative analysis or a list of proximal dwellings that are currently listed on the North Sydney LEP to substantiate this argument.

Research suggests that, although Federation Bungalows are found elsewhere in the North Sydney LGA, this group of three has local representative and rarity value within Cremorne.

- The report takes a limited view of the heritage context and neither acknowledges nor addresses the neighbouring Holt Estate HCA (C3) in the Mosman LGA in the assessment.
- The report describes the changing character of the street to contemporary apartment buildings to support the removal of the properties, suggesting that the altered setting and context is 'not suitable for the making of a group listing or conservation area'. The report does not consider that the dwellings are currently situated next to a series of Federation dwellings to the northwest, which maintain the character and scale of the subject properties at 115–119 Holt Avenue.

Further, although there is contemporary development in the surrounding area, the location of the properties on the lower end of a slope partially conceals contemporary development to the northwest towards Military Road. Nor does the report consider that the presence of contemporary apartment buildings is not considered to detract from the heritage significance of existing items at Cranbrook Avenue (such as I1136, I0048 and I0049).

- The report describes all three properties as reflecting typical Federation Bungalow typologies and details, yet determines that due to modifications, they hold no representative value. Despite the altered setting and the modification of the houses, as a consistent grouping of dwellings constructed generally contiguously in 1907 and in a 'characteristic' Federation style, the three dwellings together have aesthetic and representative local value in the Cremorne area.
- The report does not note that all three properties were constructed by Thomas Ross, who owned several other leases throughout the Cremorne area. There is potential for

Urbis, 115–119 Holt Avenue, Cremorne Heritage Assessment, July 2021

further investigation to determine whether Thomas Ross may have some associative significance to the local area.

- The report notes that 'research does not indicate any strong or special association with any group or cultural community' but does not outline the methodology, analysis or data which informed this assessment.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 115–119 Holt Avenue, because:

- a) The historical background and documentation is limited and does not accurately address the construction of the properties, or the implications for the historic character and development of the area.
- b) As the history of the construction/development of the properties was not adequately addressed, there is potential for further investigation into the possibility of associative values for the dwellings.
- c) An assessment of the aesthetic, representative and rarity value of 115, 117 and 119 Holt Avenue is made without a detailed comparative analysis of comparable dwellings in the Cremorne area, and/or North Sydney LGA, or of existing listed properties within the North Sydney LEP.
- d) The report takes a limited view of the heritage context of the properties and does not address heritage listings in the neighbouring Mosman LGA including the Holt Estate HCA (C3), or the listed items 'Street Trees' and 'Divided Road' located on Holt Avenue.
- e) The aesthetic value of the properties as a group and their contribution to the Holt Avenue streetscape has been understated. The assessment of significance views each of the properties discretely. While it acknowledges that at 115 Holt Avenue 'the front façade is largely intact', the report does not consider the significance of the aesthetic contribution the properties make to the streetscape as a group.

Although modified, alterations to the primary façades are generally sympathetic and do not detract from their historic character. Further, the properties retain consistent setbacks, gardens, and fences which add to the visual quality of the streetscape.

6.1.2 Review of the Heritage Impact Statement prepared for 115–119 Holt Avenue

Table 6.4 Review of Heritage Impact Statement report by Weir Phillips, August 2021, prepared for 115–119 Holt Avenue accompanying DA 243/21.

Weir Phillips, 115–119 Holt Avenue, Cremorne Heritage Assessment, August 2021

Analysis of Historical Information

No historical research was undertaken as part of this assessment.

Analysis of Assessment Methodology

Assessment

The Weir Phillips Heritage Impact Statement, dated August 2021, was informed by an inspection of the site and a review of the existing heritage inventory sheets relating to existing heritage items in the vicinity of the subject properties.

- As the properties are not currently listed, the report notes that no heritage assessment was provided for the subject properties. As this appears to be beyond the scope, no historical investigation was undertaken, and the physical examination of the properties appears to be limited to the exterior.
- The report provides an assessment of potential impacts upon items which are currently heritage listed. However, it does not address the heritage potential of the neighbouring Federation dwellings at 121–133 Holt Avenue. While this was likely beyond the remit of the scope, it is likely that the development of the properties at 115–119 Holt Avenue would reduce the potential significance of the adjacent properties at 121–133 Holt Avenue.
- The report considers the potential impacts on heritage items I1136, I0048 and I0049 in the vicinity of the subject site. These impacts are predominantly considered to be the potential for disruptions of view corridors. The determination that the heritage impacts would be acceptable is largely based on the visual separation of the subject site from the heritage items, and the precedent development in the area.
- The report acknowledges that although contemporary development would further alter the setting of the item, it would be 'acceptable because the proposed works are consistent with the existing character of the area surrounding the items'. It surmises that contemporary development in the surroundings 'will have no impact on the ability for the public to understand and appreciate the historic and aesthetic significance of the heritage items as Federation dwellings'. By extension, precedent development around the subject site should not be considered sufficiently detrimental to the heritage potential of the subject site.
- The report also considers the impacts of potential development on items in the Mosman LGA, including 'Street trees', I379. It notes that there is an established view corridor to Holt Avenue in the west. The figures demonstrating this visual corridor show that the setback of the contemporary apartment building to the west of 115 Holt Avenue provides views to the house from the neighbouring item.

Weir Phillips, 115–119 Holt Avenue, Cremorne Heritage Assessment, August 2021

- The report considers impacts on the Holt Estate HCA (C3) in the Mosman LGA and notes that there is a visual corridor between this item and the subject properties. It suggests that 'any visual relationship the subject site may have had to the Conservation Area has been diminished by the construction of contemporary residential flat buildings fronting Spofforth Street'. However, Figure 42 demonstrates that the setback of the apartment building on the corner of Spofforth Street and Holt Avenue provides a vista towards the subject properties; the eastern elevation of 115 Holt Avenue is visible, as are parts of the roof forms, garden walls and other elements of the other subject properties. This would suggest that a visual element remains between the HCA and the subject properties.
- Further, there seems to be an inconsistency in the report as to the extent of the visual relationship between the existing items and the subject properties. In sections 3.5.1 ('Street trees' Holt Avenue, Mosman), 3.5.1.5 (View Corridors [Street Trees]) and 3.5.2 ('Holt Estate Conservation Area', Cremorne), the report acknowledges the item and area are 'visible from the site and vice versa'. Yet in Section 3.5.2.5 (View Corridors [Holt Estate HCA]) it states
- that there are only 'limited views' between the HCA and the subject properties. Although the physical separation of properties by 'intermediate dwellings and vegetation by a distance of approximately 65m' is acknowledged, it appears that views are available, with the consistency of street trees along Holt Avenue adding to the visual setting and character of the subject properties at 115–119 Holt Avenue.
- Note: The report includes the citation of the Holt Estate HCA in the Mosman Residential DCP 2012, which notes that the HCA includes modified properties including 'painting of face brickwork ... the building of severe first-floor additions'. The assessment determines that views to this HCA are 'characteristically of Federation and Inter-War dwellings set within garden settings and seen through street trees', which could similarly describe the properties at 115–119 Holt Avenue.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 115–119 Holt Avenue, because:

- a) It was beyond the scope of this Heritage Assessment to investigate or assess the heritage potential of the subject properties at 115–119 Holt Avenue. As such, it provides little analysis of the site beyond a description of the exterior.
- b) The impact assessments were limited to existing items on Cranbrook Street, and neighbouring items and an HCA in the Mosman LGA. Due to the physical separation of the sites, the potential impacts were described as relating to the visual corridors. However, there seems to be some inconsistency with the extent of views available between the subject properties and the Holt Estate HCA. The effect of this visual relationship in relation to the enhancement of the subject site is not addressed (however, this was beyond the scope of the report).

Weir Phillips, 115–119 Holt Avenue, Cremorne Heritage Assessment, August 2021

c) Potential impacts to the heritage potential of the neighbouring properties at 121–133 Holt Avenue were not addressed.

6.1.3 Review of Heritage Assessment of 131–135 Holt Avenue (DA 239/21)

15.1.1.1 Heritage Assessment—Urbis

Table 6.5 Review of Heritage Assessment report by Urbis of 115–119 Holt Avenue accompanying DA 243/21, July 2021.

Urbis, 131–139 Holt Avenue, Cremorne Heritage Assessment, July 2021

Analysis of Historical Information

The desktop history included in the Urbis Heritage Assessment is flawed from the outset and inadequate as an assessment of **significance of the study site for the following key reasons:**

- It is clear that Section 3.2 of the report relies solely on desktop research in the preparation of the site history, namely land title documents, Sands Directory and online aerial photographs, which do not examine the complete history and development of the site. Urbis did not undertake research in the North Sydney Heritage Centre collections at Stanton Library, which holds Council Archives, including rate and valuation books, building records, block plan series, minute books and correspondence files. There is also no evidence that Urbis consulted active and semi-active property files for the most recent history of the subject site.
- The report relies predominantly on the land title history, which documents the successive ownership of parcels of land via lease and underlease then freehold. This documentary source cannot be used to date buildings and subsequent alterations and additions to the property.
- The Sands Directory entries are indicative but not necessarily accurate owing to the publisher's methodology and timeframe for data collection and compilation. Tenant and house names are highly likely to have changed between data collection and the date of publication, so using this information without supplementary resources is likely to result in inaccuracies. Sands is a useful resource, particularly in localities where there are no surviving council records; however, it should always be used in conjunction with other primary source documents such as council rate/valuation and building records.
- While the report does include land title block plans, subdivision maps and some 1943 aerial photographs, it fails to utilise other relevant maps and plans such as the 1890s Detail Series (held at Stanton Library), Sydney Water Plans and building applications.
- There is no attempt by Urbis to utilise the most important primary documentary sources held in the North Sydney Heritage Centre, Stanton Library, namely the North Sydney

Urbis, 131–139 Holt Avenue, Cremorne Heritage Assessment, July 2021

Council Rate Books from 1869 and Valuation Books 1908–1910. There is a complete set of these books in the library which were either produced annually (rate books) or triennially (valuation lists) and document the ownership/lessees/occupation history of every property in the North Sydney Council area. These books together list the owner/lessee/occupant of each property, provide a brief description of the property and rating/assessment values, estate and lot information, and sometimes contain annotations reflecting building works and alterations to property values.

- The report does not accurately date or document alterations and additions to the subject buildings in Section 3.4.1–3.4. Urbis has not researched the North Sydney Council Building Registers 1920–1994 and accompanying indexes. These records would have provided an accurate list of building and development applications and the necessary detail to understand the building history of each of the subject sites.
- Section 3.5 lists the owners (leasehold and freehold) of each of the houses but does not document the ownership after the title converted to auto-consul. There has been no attempt to research biographical information of the various lessees/occupants and determine historical associations in the assessment of significance.

Analysis of Assessment Methodology

The Urbis Heritage Assessment, dated July 2021, was informed by an internal and external inspection of the property, and high-level desktop historical research (appearing to be restricted to an overview of land titles and the Sands Directory). The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The report does acknowledge nor address the neighbouring Holt Estate HCA in the Mosman LGA in the assessment.
- A robust assessment of the modifications to the external features and primary façade has not been carried out. Preliminary assessment suggests the primary elevations of the dwellings had undergone substantial modifications in 1911–12. The report did not acknowledge these modifications in the assessment of the significance.
- The historical significance of the dwellings has been understated and excluded on the grounds of 'incidental or unsubstantiated connections with historically important activities or processes'. However, historical research suggests that the dwellings date from an early period of development (pre-1895) of the Cremorne area and were likely among the first houses in Cremorne.
- As a detailed assessment of the historical ownership of the dwellings has not been undertaken in the report, the associative significance assessment does not acknowledge that 131 was owned by Mira Reynolds, wife of former North Sydney Alderman Arthur Reynolds nor examine the associative significance of the Reynolds nor other owners and occupants in a meaningful manner.
- The report understates the aesthetic value of the two dwellings as a pair. The dwellings are architecturally distinct as a pair of atypical unmirrored semi-detached form and demonstrate many features typical of the Victorian Italianate architectural style with an overlay of Federation features.

Urbis, 131–139 Holt Avenue, Cremorne Heritage Assessment, July 2021

- The report notes that a majority of the alterations to 131 are internal. Further, the report states that 133 Holt Avenue is overall a relatively intact dwelling with few alterations. Finally, the report states that the dwellings are excluded from aesthetic significance solely on the basis that they are not a major work by an important designer or artist. This is not sufficient grounds for exclusion.
- The rarity significance has been assessed with no comparative analysis. Research of the existing heritage items within Cremorne suggests that dwellings from the late Victorian period are rare within the Cremorne area.
- The representative significance has been assessed with no comparative analysis. Further, the report notes that the modifications are largely restricted to the interiors and the dwellings serve as typical examples of late Victorian semi-detached typologies.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- a) The historical research undertaken is limited and does not address the role of the properties in relation to the historic character and development of the area.
- b) The historical assessment does not adequately address the history of ownership and occupancy of the dwellings, and as such the associative values have not been assessed in a meaningful manner.
- c) The aesthetic value of 131 and 133 Holt Avenue as a pair has been understated.
- d) The representative and rarity significance of the dwellings has been assessed without detailed comparative analysis with dwellings of a similar style or period within Cremorne or the North Sydney LGA.

15.1.1.2 Heritage Assessment—John Oultram

Table 6.6 Review of the heritage assessment by John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021.

John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021

Analysis of Historical Information

Section 2 of this report detailing the development of 131–133 and 135–137 Holt Avenue is based on a satisfactory yet incomplete **historical research methodology for the following reasons:**

- It contains a detailed and well-considered overview of the Thrupp grant and subsequent leasehold, utilising land title documents and newspaper articles which are footnoted throughout the chapter. Appendices 1–5 comprise tables outlining all leases and underleases obtained from the land title search. Appendix 6 comprises a list of occupants

John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021

of each of the individual study site buildings gleaned from the Sands Directory, but does not list each and every edition to 1932–33.

- The report provides a detailed site history using maps and plans, rate and valuation records, land title documents and Sands Directory listings, which are fully documented in the report footnotes, figure captions and appendices. Sydney Water archival plans and the early building application block plans are used within the chapter to illustrate phases of the buildings at different times.
- North Sydney Council Archives were consulted during preparation of Section 2, as the consultants located early building application files for the property dated to 1911. This report does not, however, document subsequent building and development application plans and files held in the Archives collection within the North Sydney Heritage Centre, Stanton Library. The library holds the Building and Development Applications Indexes from 1920 to 1994 and the Building and Development Registers from 1908 to 1994. Therefore the development history of the study site is incomplete.
- Similarly the Heritage Assessment does not research later valuation records held in the library which date from 1909–10 to the 1960s, so the list of occupants may not be complete. There is little biographical information on the successive owners and occupants, possibly undermining the complete significance assessment of the study area.

Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, and historical research. The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The report does acknowledge nor address the neighbouring Holt Estate HCA in the Mosman LGA in its assessment.
- The historical significance does not consider that the dwellings were among the earliest dwellings in the Cremorne area which have survived to date.
- The physical description does not assess the setting of 131 and 133 Holt Avenue within the Holt Avenue streetscape and surroundings.
- The assessment of the aesthetic values acknowledges that the front elevations of the Victorian dwellings, with the Edwardian overlays, are 'nicely detailed and the early changes are of interest rather intrinsically significant'. The exclusion of the dwellings under this criterion is based on modifications to the internal fabric alone. A rigorous assessment is needed to justify whether that is sufficient grounds for exclusion.
- The rarity significance has been assessed with no comparative analysis. Preliminary research of the existing heritage items within Cremorne suggests that dwellings from the late Victorian period are relatively rare within the Cremorne area.
- The assessment of the representative values notes that 'the houses are an interesting example of their type and retain some of their original and early characteristics but are neither one thing or the other in terms of a typology'. The statement is contradictory and understates the representative value of the two dwellings.

John Oultram, 131–139 Holt Avenue, Cremorne, NSW Heritage Assessment, June 2021

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- The analysis of the historical information is relatively detailed but lacks the assessment of building applications, DAs and valuation records held at Stanton Library, which precludes a complete understanding of the building's history and thus results in an incomplete comparative analysis.
- The assessment lacks an analysis of the Holt Avenue streetscape and the existing Holt Estate HCA in the Mosman LGA.
- The representative and rarity significance of the dwellings has been assessed without a detailed comparative analysis with dwellings of a similar style or period within Cremorne or the North Sydney LGA.
- The report acknowledges the architectural value of the dwellings but understates their representative and aesthetic values.

15.1.1.3 Heritage Assessment—Weir Phillips

Table 6.7 Assessment of the Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021.

Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021

Analysis of Historical Information

The site history (Section 2) in the Heritage Assessment is incomplete and inadequate for a proper assessment of significance for the following key reasons:

- Section 1 of the report acknowledges that the methodology was limited to a desktop survey and provides a list of readily available sources including heritage studies, a selection of land title documents, a 1943 aerial photograph, subdivision plans, and Sydney Water Archive detail survey plans from 1896 and 1922. Newspaper articles and advertisements are referenced in footnotes within the section.
- The author apparently consulted the 1913 rate records but did not reference them in detail in the body text or in the footnotes, nor does the report document earlier and subsequent rate books and valuation listings to provide a complete rate and valuation history of the site.
- Section 2 does not attempt to understand who owned/leased and occupied the house to determine if any owners/occupiers etc were significant in the history of the broader area. This prevents an appropriate assessment of the potential associative significance of the site.
- The unnumbered table on page 8 contains a list of the owners of the property. The next table lists the occupants from 1893–1912 as noted in the Sands Directory. The table on

Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021

the following page lists the Sands Directory entries for 131 and 133 Holt Avenue from 1913 to 1932–33. The Sands Directory is not an accurate record of occupancy of buildings over time and should not be relied upon as the sole source of this information as the entries were often obsolete and out of date by the time of publication and unreliable.

- This report does not, however, document subsequent building and development application plans and files held in the Archives collection within the North Sydney Heritage Centre, Stanton Library. The library holds the Building and Development Application Indexes, 1920 to 1994 and the Building and Development Registers from 1908 to 1994. Therefore, the development history of the study site is incomplete.
- Similarly, the Heritage Assessment does not include reference to later valuation records held in the library, which date from 1909–10 to the 1960s, so the list of occupants may not be complete. There is also little biographical information on the successive owners and occupants. This may possibly impact a full assessment of significance of the study area.

Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, historical research and comparative analysis with similar properties in the North Sydney LGA and Cremorne. However:

- The analysis of the historical information is relatively detailed but lacks the assessment of building applications, DAs and valuation records held at Stanton Library, which precludes a complete understanding of the building's history and thus results in an inadequate comparative analysis.
- The report includes a detailed physical assessment which notes the Victorian features and the Federation overlay to the primary elevations of the dwelling. Yet this analysis of the physical features is not adequately reflected in the significance assessment.
- The significance assessment of the dwellings under the historic, aesthetic and representative criteria imply that the addition of the Federation features results in a confused fabric record. However, given that Federation modifications date from an early period and contribute to the architectural value of the dwellings, it is likely that the Federation overlay contributes to the distinct character of the dwellings.
- There is no detailed assessment of the associational value and whether the former owners and occupants had any meaningful connections to the dwelling.
- The comparative analysis notes that the North Sydney LGA contains heritage items which have undergone modifications and are moderately intact. Insufficient discussion is provided to substantiate their conclusion.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

Weir Phillips, 131–139 Holt Avenue, Cremorne Heritage Assessment, June 2021

The significance assessment understates the contributions of the early Federation features to the dwelling and the distinct character it provides to the dwellings.

The associative significance does not take into consideration the owners and occupants of the dwellings and whether they contributed to the heritage value of the dwellings.

The comparative analysis in the report indicates that North Sydney LGA contains heritage items which have undergone modifications similar to 131 and 133 Holt Avenue. This has not been adequately explored in the assessment of the heritage significance of the dwellings.

15.1.1.4 Heritage Assessment—NBRS

Table 6.8 Review of Heritage Assessment report by NBRS Architecture and Heritage, 131 & 133 Holt Avenue, Cremorne, Heritage Assessment, June 2021.

NBRS Architecture and Heritage, 131 & 133 Holt Avenue, Cremorne, Heritage Assessment, June 2021

Analysis of Historical Information

The Heritage Assessment demonstrates a sound historical methodology and use of a range of primary and secondary sources.

- The Aboriginal history is satisfactory for the purposes of this assessment.
- The Long View Estate background history from the 1880s is adequate but does not explore in detail the complex history of the Thrupp Grant and subsequent leaseholds and underleases. The basic details are reported but there could have examined in more detail the leasehold system which has influenced the pattern of development in the estate, street, and locality.
- The report utilises a wide range of documentary sources including rate and valuation records to 1925–27, subdivision plans, 1890s Detail Survey, land title documents, Building Application files and Sands Directory. Information from these sources are either documented in the body of the text and footnoted, or listed in tables as in the case of the Sands Directory (Section 2.3.5) and Valuation Book Search (Section 2.3.6).
- Section 2 provides evidence that NBRS undertook detailed research in the North Sydney Council Archives held at Stanton Library. The report does not extend the search of Council valuation records beyond 1925–27, which may have supported a more complete developmental history of the buildings as with the BA files and plans. More detailed information on the BA plans would have been useful; the documentation could have been included as an appendix to the report.
- There is limited analysis of biographical information on owners and occupants in Section 2.3.4 but it is insufficient for the purposes of undertaking a proper assessment of significance on associative grounds.

Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, historical research and comparative analysis with similar properties within the

NBRS Architecture and Heritage, 131 & 133 Holt Avenue, Cremorne, Heritage Assessment, June 2021

North Sydney LGA and Cremorne. The physical assessment is robust and the examples used for the comparative analysis is appropriate. However:

- The historical significance assessment states that the subsequent changes to the original cottage (to a duplex) have impacted the original residential character in the area. However, there is no assessment of whether all modifications to the original dwelling detract from the character of the dwelling.
- Similarly, the assessment of the aesthetic value notes that the combination of Victorian and Federation style detailing diminishes the overall cohesiveness. Given that the additions from the Federation period are true to its period and style, a counter argument could be made that the Federation details are a significant overlay and contribute to the aesthetic value of the dwellings.
- The aesthetic value of the dwellings is understated, with the justification that 133 Holt Avenue in particular appears rather heavy set, due to the different gable proportions and the elongated frontage under the low roof pitch. This is a subjective opinion.
- The assessment of the rarity value notes that as a pair 131–133 Holt Avenue is an unusual example of a single Victorian style residence that was divided and extended into two semi-detached cottages in 1911. However, the rarity value of the property is subsequently understated.

Conclusion

The report relies on a fairly detailed historical analysis, physical assessment and appropriate examples for comparative analysis. However:

- The cultural significance of the dwellings is understated despite the report acknowledging the historical and rarity value of the dwellings.
- The assessment does not differentiate between the Federation modifications, which contribute to the aesthetic value of the dwelling, and the unsympathetic additions from a later period.

15.1.1.5 Heritage Assessment—City Plan

Table 6.9 Review of Heritage Assessment report by City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW, June 2021.

City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment, June 2021

Analysis of Historical Information

City Plan provides a site history in Section 2 of the Heritage Assessment, written utilising a range of desktop sources. Consequently the report contains an inadequate and incomplete site history lacking in detail and supporting documents and analysis. The history supplied in the heritage assessment is inadequate to form the basis for a property assessment of significance for the following reasons:

City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment, June 2021

- It does not sufficiently explain the leasehold link between Paling, and McCulloch and others and Shadler, between 1881 and 1885. There is no reference to the land title documents to verify this part of the history.
- It does not explain the leasehold and underleases in Shadler's Estate pertaining to the study site (though a summary chain of ownership included at Appendix 6.1).
- The report contains a single short paragraph noting the date of building and supposed builder as well as the first tenant of the then single house. This is supported by Subdivision Plans, a Sands Directory entry and 1896 Detail Survey Sheet. Sands Directory entries are included at Appendix 6.2.
- It provides a brief explanation of the conversion of Cooper Estate leaseholds to freehold leases and change of ownership.
- It does not explore the biographical information of owners and occupants.
- The site history does not extend beyond 1925 and is therefore incomplete and insufficient to undertake a proper assessment of significance.
- City Plan made no attempt to research building applications and has not used the North Sydney Council Archives held at Stanton Library.
- It does not adequately reference and footnote source material.
- The specific site history is only five pages in length, of which a large portion is devoted to graphics.

Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, and historical research. The Heritage Assessment report generally follows the NSW Heritage Assessment Guidelines. However:

- The lack of a robust assessment of historical information and physical assessment has resulted in an inadequate assessment of the historical modifications to the dwelling. The full extent of the modifications and their impact on the integrity of the dwellings has not been explored.
- The report does not contain a comparative analysis with dwellings of a similar style and period, therefore the assessment of the representative and rarity values lacks sufficient supporting evidence.
- The assessment of significance of the historical value appears to support the inclusion of the criteria and states that 'The pair of cottages located at 131 and 133 Holt Avenue have survived as isolated examples within Section 3 of the Long View Estate, which included housing generally dating from after 1910'. This also appears to be in support of inclusion under the rarity value.
- The assessment of the rarity value states that 'the 131 and 133 Holt Avenue are representative of modest cottages constructed throughout North Sydney in the late nineteenth century' but this opinion is not expressed under the assessment of the representative value.

City Plan Heritage, 131 & 133 Holt Avenue, Cremorne NSW Heritage Assessment, June 2021

- The assessment of the aesthetic significance understates the architectural interest of the Victorian and Federation features to the primary façade.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- The report lacks a robust historical and physical assessment of the dwellings and thus the significance assessment is not adequately backed by evidence.
- The assessment of the significance appears to be in support of inclusion under the historical, representative and rarity values. However, the concluding statements are in contradiction to the assessment.

15.1.1.6 Heritage Assessment—GBA Heritage

Table 6.10 Review of GBA Heritage, 131–133 Holt Avenue, Cremorne Heritage Assessment, June 2021.

GBA Heritage, 131–133 Holt Avenue, Cremorne Heritage Assessment, June 2021
Analysis of Historical Information
<p>The Historical Summary (Section 2) in the GBA Heritage Assessment is extremely inadequate and incomplete and does not meet satisfactory standards for the preparation of a history for inclusion in a heritage assessment report. The key weaknesses of this history are as follows:</p> <ul style="list-style-type: none"> • The site history is confined to two pages including graphics. • The history appears to have been prepared using solely desktop research and only utilises secondary sources and some land title documents. The land title documents are noted in footnotes and the block plans shown on old system deeds and certificates of title are reproduced in the report. • The report does not outline a date of construction, builder information nor the owner/lessee/occupant history of the property. • The report refers to Thrupp Estate but does not examine in depth the conversion of Cooper Estate leaseholds to freehold leases and changes of ownership which can be used to assess the significance of the subdivision, street and property history. • GBA provided a very brief summation of the ownership of the property but does not supply a full account of the leaseholds and underleases pertaining to the site. • The history does not refer to occupants and owners of the house and does not examine the possible significance of individuals associated with the study site. • The report does not attempt to document the building development history of the site and did not research building and development applications/files in Stanton Library which are readily available in a public collection. • GBA did not undertake a search of North Sydney Council rate and valuation records, which are held at Stanton Library from 1869 to at least the 1960s.
Analysis of Assessment Methodology

The Heritage Assessment, dated June 2021, was informed by an internal and external inspection of the property, historical research and comparative analysis with similar properties within the North Sydney LGA and Cremorne. However:

- Due to the lack of rigorous historical assessment, the date of construction of the dwelling has been incorrectly stated as 1915–1916, although the dwelling dates from the early 1890s.
- The physical assessment is simple and lacks a detailed assessment of additions and alterations to the dwelling and their impact on the integrity of the dwelling.
- The comparative analysis incorrectly compares the dwellings to Federation dwellings of a different period and architectural style.
- The assessment of historical significance attributes the dwelling to an incorrect period of development.

GBA Heritage, 131–133 Holt Avenue, Cremorne Heritage Assessment, June 2021

- Due to the lack of detailed historical research of historical owners and occupants of the dwelling, the assessment of the associative significance is inadequate.
- The assessment of the aesthetic values of the property is inadequate, because the dwellings have been attributed to an incorrect architectural style and period of development.
- The assessment of the rarity value is incorrect as the dwellings have been compared to Federation dwellings in North Sydney rather than the late Victorian period and style.

Conclusion

In conclusion, the applicant's Heritage Assessment is inadequate to make an informed assessment of the significance of the existing dwellings at 131 and 133 Holt Avenue, because:

- The report lacks a robust historical and physical assessment of the dwellings and thus the significance assessment is not sufficiently backed by evidence.
- The dwellings are attributed to the incorrect building style and period, which results in an inadequate comparative analysis and significance assessment.

6.1.4 Review of the Cremorne Conservation Group Addendum Report for the 'Holt Avenue Group'

Table 6.11 Review of the Addendum report by the Cremorne Conservation Group, 'Holt Avenue Group' at 115–133 Holt Avenue in response to DAs 239/21 and 243/21.

Cremorne Conservation Group, 115–133 Holt Avenue, Case for Interim Heritage Order

Analysis of Historical Information

The Cremorne Conservation Group (CCG) demonstrates the use of important documentary resources held at the North Sydney Heritage Centre, Stanton Library.

- The report does not outline the historical information in detail, merely summarising the key information.
- The report relies upon some land title research but does not footnote/reference this material.
- The CCG submission reproduces the subdivision plans within the assessment of significance table but not in the body of the history in pages 1-6.
- There are no other maps and plans beyond the subdivision maps. The CCG did not reproduce the block plans attached to the land title deeds and certificates of title which would better explain the subdivision history as it applies to the subject sites (ie not identical with the original subdivision layout).
- What the report does well is to examine, however tenuous, persons associated with the properties on pages 2 and 3. While it refers to Richard Henry Pearce , Edward Skelton Garton and Thomas Ross, key figures in the development of these properties, the CCG

Cremorne Conservation Group, 115–133 Holt Avenue, Case for Interim Heritage Order

does not provide any further detail on these people. The assessment of associative significance is consequently not complete nor accurate.

- The CCG did not undertake research into building and development applications which are readily available at the North Sydney Heritage Centre in the North Sydney Council Archives. The history does not examine the built history of the site, nor outline alterations and additions which could have supported the assessment of significance.

Analysis of Assessment Methodology

Assessment

The Cremorne Conservation Group prepared a submission to Council to make the case for the institution of an IHO on the properties at 115–133 Holt Avenue. The report was informed by an inspection of the properties online and from the public domain, and by desktop and library historical research.

The report assesses the properties both as a potential group item and a potential heritage conservation area. These assessments generally follow the NSW Heritage Assessment Guidelines. This review notes that:

- Although the historical background provided is limited, it accurately shows the shared history between groupings of the houses (ie 115–121 Holt Avenue, 123–125 Holt Avenue and 131–133 Holt Avenue).
- The report discusses the de-listing of 125 Holt Avenue which occurred during the 2007 Heritage Review.
- It notes that ‘the early occupants of this group of houses show consistency in social class ... which confirms the “Holt Avenue Group” were built to a superior standard of quality ... befitting the aspirations of the original occupants’. Many properties throughout New South Wales, and in the area originating from Alfred Thrupp’s grant in North Sydney in particular, can claim similar pedigree. However, a historical study which thoroughly considers the associative value potential of the occupants of the houses, and a detailed comparative analysis of comparable properties in the area to determine their relative quality and rarity has not been undertaken. As such, the heritage potential of the properties under these values cannot be discounted.
- It draws attention to the potential of the properties to ‘collectively exhibit the typical streetscape of the original subdivision’. Following an investigation of the site, this appears to be correct, with the houses providing an understanding of the historic character of the area, and contributing to the visual character of the streetscape.
- The assessment of historical significance of the group of eight draws heavily on the local significance of Captain John Piper. Although Piper owned the land, his holdings comprised a significant portion of the North Sydney LGA, and there is neither substantial evidence that he resided in this area generally, nor is there physical evidence of his occupation in the subject site specifically. However, the report does effectively present the potential for the properties to have representative historic significance relating to the early development of the Cremorne area, evinced by the subdivision pattern—maintained

Cremorne Conservation Group, 115–133 Holt Avenue, Case for Interim Heritage Order

from the Longview Estate—and the retention of the original siting of the properties and their setbacks.

- The assessment indicates several individuals with potential for associative significance such as Edward Skelton Garton, Mira Kate Reynolds and Frank Sunderland Hall. However, further investigation would be required to determine whether there is tangible or sufficient intangible evidence to demonstrate a significant period of use or occupation for these individuals.
- In assessing the group for potential significance as an HCA, the report describes the houses as 'good examples of the Federation Queen Anne period'. This assessment finds the properties are better representations of the Federation Bungalow style, although some demonstrate elements of the Queen Anne style.
- The report suggests a comparison between a potential HCA at the subject properties, 115–133 Holt Avenue, and existing listings such as Oaks Avenue Conservation Area, Kirribilli Avenue and Waruda Group, Wycombe Road Group, Holt Estate Conservation Area and Glover Street Conservation Area. However, the comparison is not elucidated. Initial research suggests that there are strong elements of comparison between the subject site and the indicated groups/areas to warrant further comparative investigation.

Conclusion

In conclusion, the Cremorne Conservation Group's submission indicates that there is potential for either a group heritage item or HCA to be created amongst the subject properties at 115–133 Holt Avenue.

- a) The report indicates that there is potential for historic, associative, aesthetic, rarity and representative values. However, the assessment provided does not demonstrate sufficient evidence to demonstrate historic or associative significance. Further investigation into these values is required.
- b) The assessment indicates the potential for some (125, 131 and 133 Holt Avenue) or all of the properties to demonstrate rarity value. Further investigation is required to determine whether the rarity of these items has been maintained.
- c) The assessment suggests the properties have aesthetic and representative value in the North Sydney LGA, supported by a comparison to similar group items and HCAs. However, this comparative assessment was not detailed, and requires further assessment.

7 Assessment of significance

This section provides a high-level, preliminary assessment of the heritage significance of the properties in accordance with the standard criteria established in the NSW Heritage Office guidelines (Appendix A of this report). The evaluation includes consideration of the

original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to both the immediate and wider setting.

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

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

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

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

The NSW Heritage Office Heritage Assessment Guidelines are included in Appendix A of this report.

7.1 115–125 Holt Avenue

Preliminary historical research and physical investigations have suggested that the properties at 115, 117, 119, 121, 123 and 125 Holt Avenue show stylistic similarities and demonstrate a shared history which make them likely to be best assessed as a group. Further, the modifications of individual properties have detrimentally affected their integrity and intactness. As such, few other than 123 and 125 are likely to meet the threshold for individual listing. However, collectively the five dwellings present as a cohesive group with the potential to demonstrate heritage significance under several criteria—pending detailed investigation. As such, the properties have been assessed as a group.

Table 7.1 Preliminary discussion of significance for 115–125 Holt Avenue.

Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Nos 115–125 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically, being part of Alfred Thrupp’s grant, which came to be owned by prominent entrepreneur Daniel Cooper and his nephew John Cooper who progressively subdivided and leased land throughout the area. The properties formed part of the 1885 Longview Estate. The site maintains the subdivision pattern of this estate.</p> <p>The properties at 115–121 Holt Avenue were constructed in 1907, 123 Holt Avenue was constructed shortly after in c1908–09, and 125 Holt Avenue completed by November 1914. When viewed as a group the subject properties form an important part of the streetscape and contribute to the collective understanding of the historical development of the former Longview Estate and a period of significant Federation era development in the Cremorne area. Although it is unlikely that any of the properties would reach the threshold for individual listing based on this criterion, as a group they have potential to demonstrate historic significance.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>Historic information indicates that the dwellings at 115–121 Holt Avenue were built by Thomas Ross, a builder who purchased several leases and underleases throughout the Cremorne area. Initial research suggests Ross may have built several properties throughout the suburb in the Federation period. It is possible that further research may indicate that Ross has associative significance within the local area.</p> <p>No biographical history has been undertaken in the applicant’s documentation to determine whether Ross or any of the owners and/or occupants may be of significance to the local community.</p> <p>The properties at 123–125 Holt Avenue are associated with the builder Richard Henry Pearce and architect Edward Skelton Garton, who were active locally in the period and responsible for several dwellings throughout the North Sydney area. Although their partnership dissolved in scandal in 1908, both properties were constructed by Pearce and show stylistic similarities to other dwellings designed by Garton in the wider LGA. No. 125 in particular shows similarity to Leesthorpe, a heritage listed Federation mansion in Mosman, suggesting Garton’s initial involvement.</p>
Criterion	Discussion

	<p>There are several individuals who owned or occupied the properties who may have associative potential. However, further investigation is required to determine whether there is sufficient evidence to substantiate these connections.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation is recommended to determine if the properties were designed by a locally significant architect/builder, or show evidence of significant occupation.</p>
<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The properties at Nos 115–125 are characteristic Federation dwellings. Nos 115–123 are typical Federation Bungalows, sharing characteristic elements from the typology such as a projecting gable bay with overhanging eaves, roughcast render chimney, timber shingles tiling (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah.</p> <p>The Heritage Assessment provided by Urbis suggests that the extent of modifications to the rear and interior of the properties at 115–119, and the introduction of the dormer windows at 115 and 117, removes their aesthetic significance. However, alterations to the primary façades are sympathetic and other alterations are generally constrained to the rear of the properties where they are not visible from the public domain.</p> <p>As a group, the properties retain their original siting and setbacks, and feature pleasant front gardens which contribute to the aesthetic character of the street. The dwellings maintain a consistent, low-rise scale, and demonstrate similar roof forms, which provide a consistent character. Although 125 comprises two storeys, it is responding to the steep slope of the location, and does not obscure the residential character of the street.</p> <p>No. 125 is a characteristic two-storey Federation dwelling which has since been internally divided into apartments. Despite this alteration, the property displays a high degree of external integrity and intactness, maintaining characteristic elements such as the gable bay with overhanging eaves, columns with timber elements, decorative timber shingles and rafters, and original timber-framed windows. It is likely to be a rare example of this typology in the Cremorne area.</p> <p>Although the properties may be unlikely to reach the threshold for individual listing, as a group they demonstrate a consistent Federation character, scale and materiality, and make a strong contribution to the streetscape. Due to their built form and architectural features they should, at a minimum, be considered contributory buildings within a potential HCA, but are likely to reach the threshold as part of a group listing.</p> <p>No. 121 demonstrates a higher degree of external integrity, and 125 has potential aesthetic rarity to warrant further investigation for individual listing under this criterion.</p>

Criterion	Discussion
	There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation and a comparative analysis are recommended. The information provided in the applicant’s HIS is inadequate to make a proper assessment of the significance against this criterion.
Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	<p>A detailed social values assessment of the properties at 115–119 Holt Avenue was not undertaken as part of the applicant’s submission.</p> <p>The properties form part of the ‘Holt Avenue Group’ proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggests that the properties have some social value to the local community, although it is unlikely that this would be sufficient to meet the threshold for listing under this criterion.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>It is unlikely that the properties at 115–125 Holt Avenue property have the potential to meet this criterion.</p>
Criterion E—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>Although as a group the properties are representative of the historical development of Cremorne, they are unlikely to demonstrate sufficient evidence to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is unlikely that the properties at 115–125 Holt Avenue have the potential to meet this criterion.</p>
Criterion F—An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>Nos 115–123 Holt Avenue are typical Federation Bungalows which have been modified. No. 125 is a two-storey Federation dwelling with elements of the Queen Anne and Arts and Crafts styles.</p> <p>Current research suggests that it is unlikely that when viewed discretely, 115–123 Holt Avenue demonstrate sufficient historic, associative or aesthetic significance to be rare either within the Cremorne area, or NSW more broadly. However, there is potential for 115–125 Holt Avenue to warrant investigation for rarity within the Cremorne area as an intact Federation group. The properties maintain the 1885 subdivision of the Longview Estate and, despite modifications to the individual dwellings, present as an intact group. A comparative analysis would be required to determine the rarity of such a grouping in the Cremorne ‘area.</p>

Criterion	Discussion
	<p>The assessment submitted in the applicant's documentation does not provide sufficient evidence of 'numerous and better examples' of Federation Bungalow housing to warrant exclusion under this criterion.</p> <p>There is potential for 125 Holt Avenue to demonstrate sufficient rarity as an intact, two-storey Federation dwelling in the Cremorne area to warrant further investigation. It was described in the 1998 North Sydney Heritage Inventory as a 'rare, successful synthesis of the styles which combines Queen Anne form with a bungalow styles 2level verandah'. Further, it has historic and aesthetic similarities to the Leesthorpe mansion in Mosman, described as an 'elegant and intact Federation period house'. Although 125 is a more modest example of Garton's work, it is likely to be a rare example in Cremorne.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation and a comparative analysis are recommended. The information provided in the applicant's HIS is inadequate to make a proper assessment of the significance against this criterion.</p>
<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>Nos 115–125 Holt Avenue are representative of an important period of development in the Cremorne area, originating from land that was owned by Daniel and John Cooper and subdivided in the Longview Estate in 1885. Constructed between 1907 and 1914, the properties present as a cohesive group of characteristic Federation Bungalow dwellings. They maintain their original siting and setbacks, and demonstrate the popularity of the typology in the North Shore area through the general retention of their primary façades, despite modifications. They are good examples of their type, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.</p> <p>The properties show stylistic similarity to contributory dwellings located in the neighbouring Holt Estate HCA in the Mosman LGA. Although 115–125 Holt Avenue were constructed slightly later than these dwellings, the fact that so many houses in this style were built is a tribute to how widely these design principles were adopted in North Sydney and have been valued by the community since.</p> <p>The applicant's documentation addresses the properties at 115–119 Holt Avenue separately and suggests that the modifications reduce their potential to have representational significance. However, the modifications do not affect the ability to understand the Federation character of the dwellings as a group of properties, which is likely to have representative significance in the history of Cremorne.</p> <p>Because no comparative analysis was undertaken in the applicant's documents, there is insufficient evidence to provide a thorough assessment of the properties' representative value. Further investigation is likely to suggest that as part of a group, the dwellings at 115–125 Holt Avenue are representative of the historic and</p>

Criterion	Discussion
	<p>aesthetic character of Cremorne in a significant period of development.</p> <p>There is potential for the properties at 115–125 Holt Avenue to meet this criterion. Further investigation and a comparative analysis are recommended.</p>

7.2 131 and 133 Holt Avenue

Table 7.2 Preliminary discussion of significance for 131–133 Holt Avenue.

Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Nos 131–133 Holt Avenue display evidence of the historical development of North Sydney generally, and Cremorne specifically, being part of Alfred Thrupp’s grant, which came to be owned by prominent entrepreneur Daniel Cooper and his nephew John Cooper who progressively subdivided and leased land throughout the area. The site formed part of the 1885 Longview Estate. The dwellings at 131–133 Holt Avenue were constructed by 1893, in the late Victorian period and architectural style, as a single dwelling. The dwelling was one of the earliest houses built in the Longview Estate and Cremorne area which survive to the present day. Nos 131–133 is one of the few surviving buildings erected during a key period of development in the Cremorne area predating the 1900s.</p> <p>Preliminary historical assessment and review of the applicant’s heritage reports suggest the dwellings underwent significant alterations in 1911 and were converted into semi-detached houses. At this stage, further research would be required to ascertain whether these additions decrease the legibility of the dwelling as a late Victorian house, adversely impacting its historical value.</p> <p>It is likely that 131–133 Holt Avenue have the potential to meet this criterion.</p>

<p>Criterion B—An item has strong or special associations 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).</p>	<p>Nos 131 and 133 Holt Avenue were under the ownership of John Cooper since the time of the construction of the dwellings. By 1911 the properties were owned by Mira Reynolds, wife of Arthur Joseph Reynolds, who was a solicitor and an alderman of North Sydney Council. The Reynolds did not live on the property and it is likely that the dwellings were speculative development for rental returns.</p> <p>Further biographical research would be required to ascertain whether subsequent owners or renters of the dwellings were prominent individuals and if they had meaningful relationships with the place.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion.</p>
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Criterion	Discussion
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<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The properties at 131 and 133 are late Victorian dwellings with Italianate style influences. They exhibit features typical of the period such as an asymmetric form with projecting gable and front verandah, cross-gabled, with a lower roof over the front verandah and rendered external brick walls. The pair of dwellings are set within a small garden at the front.</p> <p>Although stylistically similar, the dwellings feature differences in their detailing. No. 131 Holt Avenue features a projecting gable that has two arched double-hung windows with Italianate details, including plaster arches, decorative sill and coining to the corners. The dwelling has a central front door accessed from the verandah, and a bank of three timber casement windows with fanlights above. No. 133 Holt Avenue features a projecting gable and retains its original timber casement windows, decorative plaster sill, window hood with exposed rafters and quoins to corners. The verandah retains two original arched double-hung windows and simplified Italianate detailing.</p> <p>Atypical of its type, the semi-detached dwellings are not mirrored around a central axis. This is likely due to the fact that they were originally constructed as a single dwelling and were converted into two semi-detached structures in 1911. During the conversion of the dwelling, some external features dating from the Federation period were added to the primary façade.</p> <p>As a pair, the two dwellings generate architectural interest due to the unique presentation of a semi-detached typology. Despite not being of a mirror form, the two dwellings are visually cohesive. The report by the Cremorne Conservation Group notes that the thesis <i>The History and Heritage of Semi-Detached Dwellings in New South Wales 1788-1980</i> by Pamela B. Lofthouse, 2015, states the two dwellings are 'unusual exceptions to the mirror-image floor-plans and the symmetrical forms' and notes the alternating window treatments to their primary façade.</p> <p>The applicant's heritage reports understate the aesthetic significance of the dwellings on the basis that it underwent substantial alterations in 1911, and Federation features were added to the primary façade, thus detracting from the original character of the dwelling. However, given that these features are authentic to its period and architectural style, they add an interesting historic and architectural overlay to the houses rather than detracting from their aesthetic value.</p> <p>The applicant's reports also argue that the internal and rear additions to the dwellings adversely impact the legibility of their original form. However, the dwellings have also retained original internal features such as decorative plaster ceilings, arches along the hallway and original fireplaces. Further, the comparative analysis carried out by Weir Phillips highlights that heritage items in the North Sydney LGA have been listed despite a degree of modifications. A detailed assessment would be required to determine whether the modifications adversely impact the heritage significance of the dwellings.</p>
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Criterion	Discussion
	It is likely that 131–133 Holt Avenue have the potential to meet this criterion.
Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	<p>A detailed social values assessment of the properties at 131–133 Holt Avenue was not undertaken as part of the applicant’s submission.</p> <p>The Cremorne Conservation Group notes that the property has social value and contributes to Cremorne’s sense of identity and character.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion.</p>
Criterion E—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>As a group the subject properties are representative of the historical development of Cremorne, yet they are unlikely to demonstrate sufficient evidence to meet the threshold for listing under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion.</p>
Criterion F—An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).	<p>Nos 131 and 133, dating from the late Victorian period, are among the earliest surviving dwellings of the Longview Estate and in the Cremorne area overall. A detailed comparative analysis of heritage listed dwellings of a similar period and style would be required to determine whether the dwellings are a historical rarity within the North Sydney LGA.</p> <p>Given the unique unmirrored semi-detached form of the dwellings and the intriguing fenestration treatment to the primary façade, preliminary assessment would suggest the dwellings are unique in their architectural typology. This has been noted in the report by the Cremorne Conservation Group. Further the report by NBR Architecture and Heritage notes that the dwellings are ‘an unusual example of a single Victorian style residence that was divided and extended into two semi-detached cottages in 1911’.</p> <p>It is likely that 131–133 Holt Avenue have the potential to meet this criterion. Further investigation and a comparative analysis are recommended.</p>
Criterion	Discussion

<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW’s</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area’s cultural or natural places, or cultural or natural environments.)</p>	<p>Nos 131 and 133 Holt Avenue are representative of an important period of development in the Cremorne area, originating from land owned by Daniel and John Cooper and being subdivided in the Longview Estate in 1885. Constructed by 1893, the properties present as a pair of cohesive Victorian dwellings with Italianate influences.</p> <p>However, the dwellings underwent significant alterations in 1911 which introduced Federation features to their primary façades and altered their original presentation and internal configuration.</p> <p>It is possible that the dwellings may not qualify as a fine example of either Victorian or Federation typology. It is also possible that more refined examples of either type are present in the Cremorne and North Sydney area.</p> <p>It is unlikely that the properties at 131–133 Holt Avenue property have the potential to meet this criterion. However, further investigation and a comparative analysis are recommended.</p>
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7.3 Potential Heritage Conservation Area

Table 7.3 Preliminary discussion of the significance of the proposed HCA.

Criterion	Discussion
<p>Criterion A—An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).</p>	<p>The proposed HCA originates from a grant of land purchased for Alfred Thrupp. This land, like much of the Cremorne area, came to be owned by prominent entrepreneur Daniel Cooper and his nephew, John Cooper, who progressively subdivided and leased land throughout the area. The HCA comprises much of the 1885 Longview Estate subdivision, which was developed throughout the late Victorian and early Federation periods. This subdivision was an irregular triangular area, bound by Military Road and Spofforth Street, which encompasses the former Short Street (now Cabramatta Street) and Middle Street (now Spencer Road), and terminates in Shadler Street (now Holt Avenue).</p> <p>The dwellings at 115–133 Holt Avenue and the heritage listed dwellings on Cranbrook Avenue, seem to be the most intact areas of this subdivision, continuing to occupy lots created at this time. However, the surrounding area has since been subject to several later periods of re-subdivision, amalgamation, and redevelopment. As such, beyond the Holt Street dwellings and the individually heritage listed dwellings on Cranbrook Avenue, there are no remnant properties from the significant period of expansion.</p> <p>As such, while the potential HCA dates from a significant period of development, the subdivision pattern has been largely lost and the</p>

Criterion	Discussion
	<p>historic character is no longer evinced in the streetscapes to a sufficient extent to warrant investigation for listing as an HCA.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>
<p>Criterion B—An item has strong or special associations 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).</p>	<p>Following the 1885 Longview Estate sale, the area comprising the potential HCA came to be owned by a variety of builders, speculators and private owners who developed the area. Small sections were developed as groupings, such as the properties at 115–121 Holt Avenue, constructed by Thomas Ross; however, few of these areas remain.</p> <p>Subsequent development throughout the twentieth century has largely been replaced by contemporary flat buildings and commercial development. As such, it is highly unlikely that any of the current properties beyond the houses at 115–133 Holt Avenue and the individually listed dwellings on Cranbrook Avenue would have capacity for associative significance warranting further investigation. A review of documentation and preliminary investigations does not suggest any substantial ownership or occupation by a significant person or group that is substantiated in the current built form or landscape.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>

<p>Criterion C—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</p>	<p>The proposed HCA originates from a late Victorian subdivision which was progressively developed throughout the Federation period. This area was re-subdivided and redeveloped several times throughout the twentieth and early twenty-first centuries and now displays little of its original character. A preliminary review of the streetscapes suggests that properties that were constructed in the interwar and postwar periods have now been largely lost, with only one twentieth-century flat building easily discernible. Aside from the grouping of houses on Holt Avenue, few properties display any significant architectural elements, or present in a typology characteristic of a significant period of development.</p> <p>There is a visual disconnect between the residential and commercial areas, with no cohesion in scale, form or materiality. The area cannot be visually understood as a consistent grouping. Further, significant portions of the area, particularly at the intersection of Spofforth Street and Spencer Road, are currently under construction. The size of the lots suggests a development inconsistent with the remnant historic structures in the proposed HCA.</p> <p>The residential areas, along Holt Avenue, Cranbrook Avenue, and Spencer Road, do retain some of their original setbacks, and contain rows of street trees which enhance the character of the area, and reduce the visual impact of the substantial contemporary developments. However, the integrity of the street trees, and the contemporary appearance of landscaping is not sufficient to suggest that the landscaping has historical aesthetic value. Due to the</p>
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Criterion	Discussion
	<p>degradation of the streetscapes, and the lack of intact frontages, the area does not warrant further investigation for listing as an HCA under this criterion.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>

<p>Criterion D—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</p>	<p>A detailed social values assessment of the potential HCA has not been undertaken as it is beyond the scope of this preliminary report. However, as the area displays such disparate character—comprising low to medium scale residential, mixed use commercial, automotive retail and hospitality venues—it is unlikely that there is a strong social connection to the HCA as a whole.</p> <p>The properties at 115–133 Holt Avenue comprise the ‘Holt Avenue Group’ proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggests that these properties have some social value to the local community. However, beyond the historic connections to Cooper’s Estate and Thrupp’s grant, the historic, aesthetic and representative values which form the basis of this group’s recommendations do not apply to the wider HCA area (aside from the properties subject to individual listings on Cranbrook Avenue). As such, there is no evidence that the area warrants further investigation for listing as an HCA under this criterion.</p> <p>An assessment of Aboriginal cultural values is beyond the scope of this report.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>
<p>Criterion E—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Preliminary investigation and historical research suggests that the HCA is unlikely to have research potential. Architecturally, the area is largely pedestrian contemporary commercial and residential flat buildings which are unlikely to have any value for research. Beyond eight properties in Holt Avenue and the listed properties on Cranbrook Avenue, the historical subdivision patterns have been removed, and while the landscaping is pleasant, it does not appear to have any historic or biological rarity. There is little physical evidence to suggest that this area warrants further investigation for listing as an HCA under this criterion.</p> <p>An archaeological assessment is not within the scope of this report.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>

Criterion	Discussion
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<p>Criterion F—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>As a precinct, the potential HCA is a largely inconsistent mixed use area. Although much of the Cremorne area has been redeveloped, due to the level of renewal in the proposed HCA, it does not present as either a historically intact or aesthetically unique precinct. While several properties of the 'Holt Avenue Group' either individually, or as a group, and the heritage listed dwellings on Cranbrook Avenue, have potential for rarity, those values do not apply to the wider HCA area.</p> <p>Due to the degradation of the streetscapes and the lack of historical evidence, this area does not warrant further investigation for listing as an HCA under this criterion.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>
<p>Criterion G—An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • Cultural or natural places, or • Cultural or natural environments. <p>(Or a class of the local area's cultural or natural places, or cultural or natural environments.)</p>	<p>The proposed potential HCA does not present as a cohesive area or group. Although the combination of singular historic properties amongst mixed-scale contemporary development is representative of much of the wider Cremorne area, preliminary investigations and research suggest that as a whole the area is unlikely to be of representative significance. The area was formed by 1885 and was developed in a significant period of historical development; however, there is little evidence of this in the remnant built form, or subdivision pattern. Other than small areas, the majority of the 1885 lot arrangement has been altered, and while the overall block arrangement has been retained, this is not of particular historic or aesthetic value.</p> <p>Further, investigations do not indicate the presence of any significant cultural overlays or practices which may suggest representative values, nor is there consistent physical evidence of representative historical use or development to warrant further investigation for listing as a HCA under this criterion.</p> <p>It is unlikely that the proposed HCA has the potential to meet this criterion.</p>

8 Conclusions and recommendations

8.1 Conclusion

This preliminary assessment report has involved the high-level investigation and assessment of the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne with the following conclusions:

- The applicants' heritage documents are inconsistent with their application of the 'NSW Assessing Heritage Significance' guidelines and do not provide an adequately rigorous assessment of the heritage significance of the buildings.
- As a group, 115–125 Holt Avenue have potential to meet the threshold for listing as a historically and aesthetically representative group, that is potentially rare within the Cremorne area. There is further potential for the properties to demonstrate connections with significant local builders and/or architects.
- As a pair, 131–133 Holt Avenue have the potential for listing for their historical, aesthetic and rarity significance. The dwellings are among the earliest surviving houses from the late Victorian period.
- Preliminary assessment suggests that among the eight dwellings there are several potential groupings that may demonstrate shared heritage values which could reach the threshold for heritage listing. These groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area
- An investigation of a potential HCA (bounded by Spofforth Street, Military Road, Cabramatta Street and Holt Avenue) has determined that the area is highly unlikely to meet the threshold for listing under any criteria due to the following:
 - The area no longer displays a cohesive historic character or provide an understanding of the historic development of the area, with few remaining original buildings.

- Due to its zoning, the area is predominantly contemporary residential and commercial development from the late twentieth and early twenty-first century.
- The original subdivision pattern has largely been altered.
- The only streetscape that retains an historic character is the northern side of Holt Avenue, and the dwellings on Cranbrook Avenue which are already individually heritage listed.

8.2 Recommendations

Based on the findings of this report, it is recommended that:

1. An Interim Heritage Order be placed on Nos 115, 117, 119, 131, and 133 Holt Avenue Cremorne in order to protect the buildings from demolition whilst a detailed assessment of their heritage significance is undertaken to determine if the properties qualify for heritage listing within Schedule 5 of NSLEP 2013;
2. Council undertake further detailed assessment of the shared heritage values of the houses at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue to determine their potential for group heritage listing. The potential groupings are:
 - a. the 'Holt Avenue Group' (provisional title) comprising all eight properties
 - b. Nos 115, 117, 119, 121, 123 and 125 as a cohesive row of Federation dwellings
 - c. Nos 115, 117, 119 and 121 as a consistent row of Federation Bungalows constructed by Thomas Ross the same builder and property owner.
 - d. Nos 123 and 125 as a pair of Federation dwellings constructed by the same builder, and likely the same architect.
 - e. Nos 131 and 133 as a pair of potentially rare late Victorian dwellings in the Cremorne area; and
3. The assessment of the current development applications should have consideration for these recommendations.

Appendix A—NSW Heritage Office heritage assessment guidelines

The NSW Heritage Manual guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment and the statement of significance in this report. These guidelines incorporate the five types of cultural heritage value identified in the Burra

Charter into a specially structured framework, which is the format required by heritage authorities in New South Wales.

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

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

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

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

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

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

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

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

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

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

Criterion (e)—An item has potential to yield information that will contribute to an understanding of

NSW's cultural or natural history (or the cultural or natural history of the local area)

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

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

Guidelines for inclusion	Guidelines for exclusion
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- provides evidence of a defunct custom, way of life or process;
 - demonstrates a process, custom or other human activity that is in danger of being lost;
 - shows unusually accurate evidence of a significant human activity;
 - is the only example of its type;
 - demonstrates designs or techniques of exceptional interest; or
 - shows rare evidence of a significant human activity important to a community.
- is not rare; or
 - is numerous but under threat.

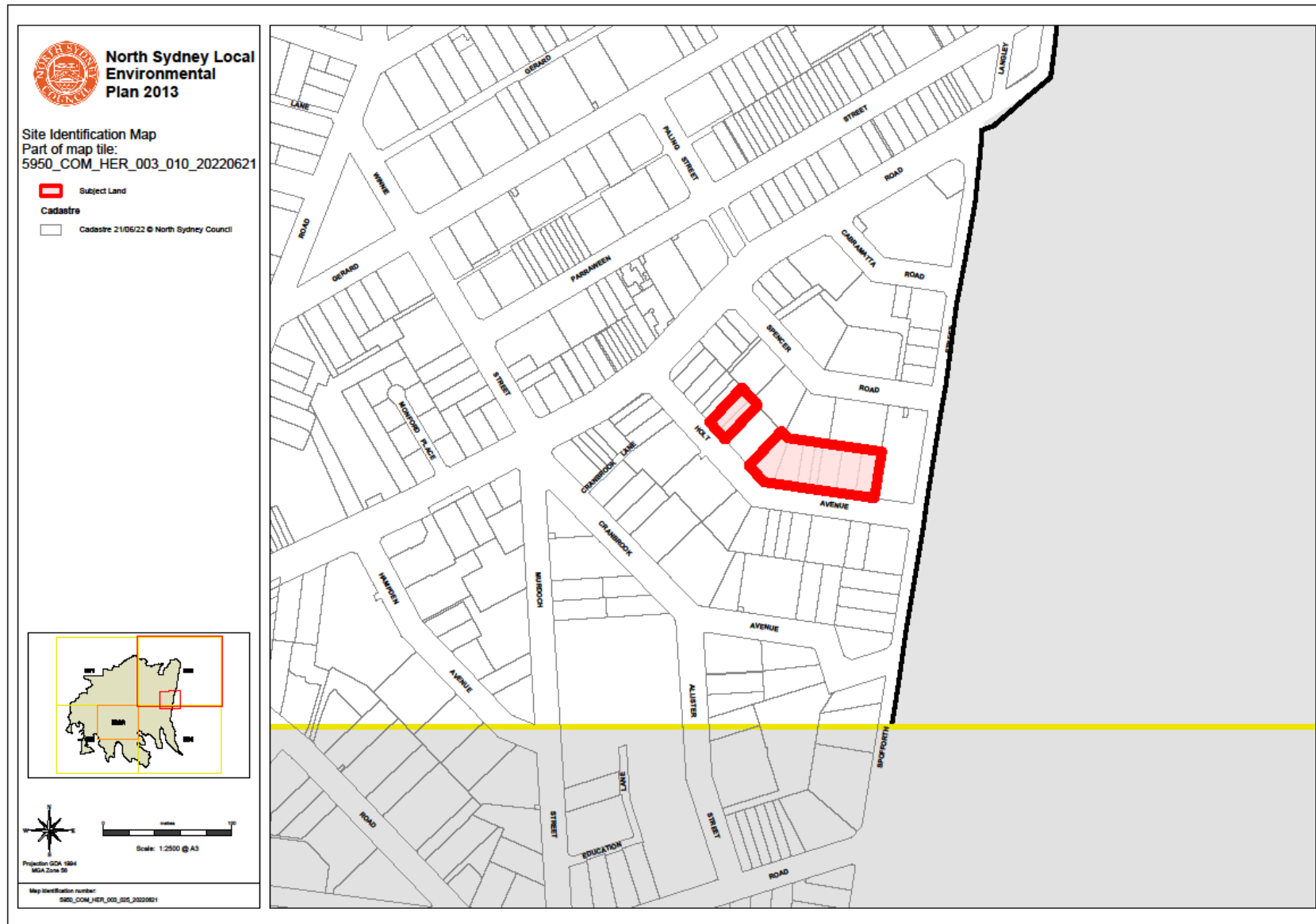
Criterion (g)—An item is important in demonstrating the principal characteristics of a class of

NSW's (or a class of the local area's) cultural or natural places; or cultural or natural environments

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

APPENDIX 3




Site Identification Map



APPENDIX 4

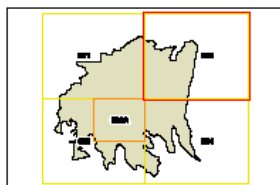
NSLEP 2013 Heritage Map Sheets – Current

Heritage

-  Conservation Area - General
 Item - General
 Item - Landscape

Cadastral

- ☐ Cadastre 10/08/20 © North Sydney Council



Projection GDA 1204
MGA Zone 50

Map Identification number:

5250_COM_HIER_003_010_20200610



APPENDIX 5

NSLEP 2013 Heritage Map Sheets - Proposed

