

# Smith Farm Heritage Conservation Area, Kiama



**Smith Farm Heritage Conservation Area**

**Heritage Assessment, Kiama**

**Report prepared for Kiama Council**

**December 2021**



## Acknowledgement of Country

*At GML we acknowledge that we work and live on the land of the First Australians. We know that this land was never ceded, and we respect the rights and interests of Australia's first people in land, culture, and heritage. We acknowledge their Elders past and present and support the concepts of voice, treaty, and truth in the Uluru Statement from the Heart.*

## Report Register

The following report register documents the development and issue of the report entitled Smith Farm HCA Heritage Assessment undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
20-0268	1	Draft Report	November 2021
20-0268	2	Final Report	December 2021

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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

In 2020, Kiama Municipal Council (Council) commissioned GML Heritage Pty Ltd (GML) to undertake a comprehensive review of the heritage aspects of the Kiama Town Centre (the KTC Heritage Review). The review will guide future planning and protection of the heritage values of the Kiama Town Centre and its vicinity.

As part of the Heritage Review, the Kiama Town Centre Heritage Review Reference Group (KTCHRRG) proposed a number of items for potential listing as individual and group items. In the KTC Heritage Review Preliminary Justification Report, GML identified the potential to create a new Heritage Conservation Area (HCA) to capture many of these proposed items which would not meet the threshold for individual listing. Following additional research, GML identified that this proposed area, tentatively titled in previous reports as the 'Southern Town Centre Residential HCA', represents one of the earliest areas of condensed residential development. Further historic research undertaken in this report has identified that this area originates from farmlands owned by early settler David Smith, as such the proposed name has now been changed to the 'Smith Farm Heritage Conservation Area' (Smith Farm HCA).

This report provides an overview of the historical development of the proposed Smith Farm HCA, an analysis of its characteristic built form and significant architectural typologies, and an assessment of its heritage significance. Buildings within the proposed boundary of the Smith Farm HCA, have been classified as 'contributory', 'neutral', or 'uncharacteristic' according to their contribution to the heritage significance of the area.

The report recommends that:

- the Southern Town Centre Residential Heritage Conservation Area (HCA) proposed in the KTC Preliminary Justification Report should be renamed the Smith Farm Heritage Conservation Area (Smith Farm HCA)
- the proposed Smith Farm HCA should be pursued for listing as a heritage conservation area in Schedule 5 of the *Kiama Local Environmental Plan 2011* (KLEP 2011);
- the proposed Smith Farm HCA should be included on the KLEP 2011 Heritage Maps with the boundaries as indicated in Figure 5.1;
- the Schedule and Map that identify the contribution of buildings in the proposed HCA (Appendix B) should be incorporated into the *Kiama Development Control Plan 2020* (KDCP 2020); and the Statement of Significance and Character Statements development for the HCA should be further developed and incorporated into the Kiama DCP.

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# 1 Introduction

## 1.1 Background

In recent years, the wider Kiama Local Government Area (LGA)—and specifically the Kiama Town Centre (KTC)—has experienced considerable growth and development. This has led to development proposals that include redevelopment of several sites of heritage significance. In July 2020, Kiama Municipal Council (Council) resolved to undertake a review of the KTC to ensure that places of high heritage significance were adequately protected, and that more certainty was provided in the development process.

During Stage One of the KTC Heritage Review, GML undertook an initial assessment of several existing items of heritage significance and properties proposed for heritage listing as individual and group items in the vicinity of the KTC. The KTC Preliminary Justification Report identified that the majority of items proposed for individual or group listing by the KTCRHHG in the vicinity of the KTC did not meet the threshold for individual listing. However, many of the residential properties were concentrated to the southwest of the KTC and contribute greatly to the historic character of the area. Following this initial assessment, the KTC Preliminary Justification Report, prepared by GML, recommended the creation of a new HCA, initially titled the Southern Town Centre Residential HCA, incorporating several blocks south of Terralong Street, to the west of the train line.

At the next stage of the Review, Council has engaged GML to undertake a detailed assessment of the significance of the proposed Smith Farm HCA to determine if it reaches the threshold for listing on the *Kiama Local Environmental Plan 2011* (KLEP 2011). This report provides an overview of the historical development of this proposed HCA, analyses its characteristic built form and significant architectural typology, and assess its heritage significance. Buildings within the proposed Smith Farm HCA have been classified as ‘contributory’, ‘neutral’, or ‘uncharacteristic’ according to their contribution to the heritage significance of the area.

## 1.2 Identification and Study Area

The Kiama Town Centre (KTC) is in the Kiama Local Government Area (LGA) (Figure 1.1). The proposed Smith Farm HCA is located in the immediate vicinity of the KTC, to the south of Terralong Street and to the west of the trainline, near the Manning Street thoroughfare. The HCA, shown in Figure 1.1, comprises the majority of several blocks between Terralong Street in the north, and Barney Street in the south. It comprises properties along both sides of Shoalhaven, Bong Bong, and Barney Streets. It also includes properties on the eastern side of Collins and Belvedere Streets, and the western side of Railway Parade and Eddy Street. The majority of the land is zoned R2: Residential and R3: Medium Density Residential. There are small pockets of land zoned RE2: Private Recreation (the Bowling Green) and IN2: Light Industrial (the former gasworks).

## 1.3 Heritage Context

The proposed Smith Farm HCA is not currently listed as a heritage conservation area in Schedule 5 of the KLEP 2011 or any other planning instrument. However, the proposed HCA incorporates a number of individually listed heritage items (Refer Table 1.1). These include items of local heritage significance, listed under the KLEP 2011. The HCA also includes seven draft heritage items

recommended for individual heritage listing under the KLEP 2011 by the KTC Heritage Review (Refer Table 1.2).

**Table 1.1** Individual Heritage Items Listed on KLEP 2011 within the Proposed Smith Farm HCA.

Item Name	Address	Significance	Listing	Item No.
Aberteifi House	24 Barney Street	Local	KLEP 2011	I78
Residence	38 Bong Bong Street	Local	KLEP 2011	I82
Residence	41 Bong Bong Street	Local	KLEP 2011	I83
Residence	44 Bong Bong Street	Local	KLEP 2011	I84
53–57 Bong Bong Street House Group and Street Trees (including former Wesleyan Parsonage, Garryowen House and Belmont House)	53–57 Bong Bong Street	Local	KLEP 2011	I87
Weatherboard Duplex	2–4 Railway Parade	Local	KLEP 2011	I132
Dalmeny House	72 Shoalhaven Street	Local	KLEP 2011	I139
Timber Cottage	74 Shoalhaven Street	Local	KLEP 2011	I140
Inter-war Cottage	91 Shoalhaven Street	Local	KLEP 2011	I141
Gasworks (former)	105-109 Shoalhaven Street	Local	KLEP 2011	I142

**Table 1.2** Items Proposed for Individual Heritage Listing on KLEP 2011 within the Proposed Smith Farm HCA.

Address	Significance
19 Barney Street	Local
23 Barney Street	Local
70 Collins Street	Local
72 Collins Street	Local
5 Noorinan Street	Local
51 Shoalhaven Street	Local
87 Shoalhaven Street	Local

## 1.4 Methodology

This report has been prepared in accordance with the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter) and the guideline document ‘Assessing Heritage Significance’ prepared by the Heritage Division of the Office of the Environment and Heritage and contained in the *NSW Heritage Manual*.

Preparing this report has involved the following steps:



- review of previous heritage studies, heritage reports, inventory sheets, and existing heritage listings applicable throughout Kiama;
- collation of background historical information and documentation, including early maps and subdivision plans;
- fieldwork, involving inspections of built form and landscapes, public domain and streetscapes within the boundary of the proposed HCA (undertaken by the GML project team in September 2020);
- identification and assessment of the heritage significance of the proposed HCA ;
- provision of a brief character statement and statement of significance for the expanded HCA ;
- preliminary analysis of each building's contribution to the significance of the expanded HCA ; and
- recommendations of adjustments to boundaries where considered necessary to ensure cohesiveness of the proposed HCA.

The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion, that have been followed by this report.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the Heritage Act. The seven criteria on which significance assessments in this report are based are outlined below:

*Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;*

*Criterion (b) Associative—an item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;*

*Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;*

*Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;*

*Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;*

*Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and*

*Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.*

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

## 1.5 Limitations

- The background research for this report has been limited to a desktop analysis of available information only. No additional primary or archival research has been included in the scope of this assessment.
- In line with the project brief from Council, the scope of this study does not include places of Aboriginal cultural significance.
- Existing and proposed heritage items were inspected from the public domain only—no internal inspections have been undertaken.

## 1.6 Acknowledgements

This report was developed in consultation with Ed Paterson, Manager Strategic Planning, Kiama Council. Members of the Kiama Heritage Society provided input into the identification of potential items on behalf of the Kiama Town Centre Heritage Review Reference Group (KTCHRRG). We gratefully acknowledge the assistance of Rebecca Cook from the Family History Centre at Kiama Library.

## 1.7 Key Reference Material

### Key References Reviewed in the Preparation of the Kiama Town Centre Heritage Review

#### Previous Heritage Studies and Council Documentation

Bruce Dawbin 2000–2004, Inventory Sheets written for the *Draft Heritage Study Review*, prepared for Kiama Council

Bruce Dawbin, *Assorted untitled documentation from the 2000–2004 Heritage Study*, prepared for Kiama Council

GML Heritage, 2021, *Kiama Town Centre Preliminary Heritage Justification Report*, prepared for Kiama Council.

Latona Masterman and Associates, 1987, *Kiama Heritage Study*, prepared for Kiama Council

Simpson Dawbin, Letter to General Manager Kiama Council, 2002, for 33 Shoalhaven Street, Kiama

#### Heritage Reports

Bishop Hitchcock + Irwin Architects, 2001, *Kiama Railway Station—Heritage Impact Statement*, prepared for private client

Borst & Conacher Architects, 2013, *Lot 1, DP 603129, 18 Manning Street—Statement of Heritage Impact*, prepared for private client

DPWS Heritage Group, 1998, *Kiama Harbour Conservation Management Plan (Policies)*

Edmiston Jones, 2020, *48 Manning Street—Statement of Heritage Impact*, prepared for Kiama Jamberoo Uniting Church

GBA Heritage and Planning Ingenuity, 2019, *49 Manning Street Statement of Environmental Effects & Heritage Impact Statement*, prepared for Mr and Mrs Salim

Hector Abrahams Architects, 2018, *Kiama Uniting Church—Conservation Management Plan*, prepared for Uniting Church of Australia

Integrated Design Associates, 2012, *10 Manning Street—Heritage Impact Statement*, prepared for de Angelis Taylor and Associates

James Stephany, *49 Manning Street and 31 Bong Bong Street, Kiama—The Grand Hotel—Memorandum*, prepared for Kiama Council

Robin Graham Architect, *The Grand Hotel—Conservation Management Plan*

Weir Phillips, 2019, *10 Manning Street—Heritage Impact Statement*, prepared for private client

#### Key References Reviewed in the Preparation of the Kiama Town Centre Heritage Review

##### Historical and Background Documents

Studio GL, 2019, *Kiama Town Centre Study Part 1 Strategic Direction*, Prepared for Kiama Council

Studio GL, 2019, *Kiama Town Centre Study Part 2 Supporting Evidence*, Prepared for Kiama Council

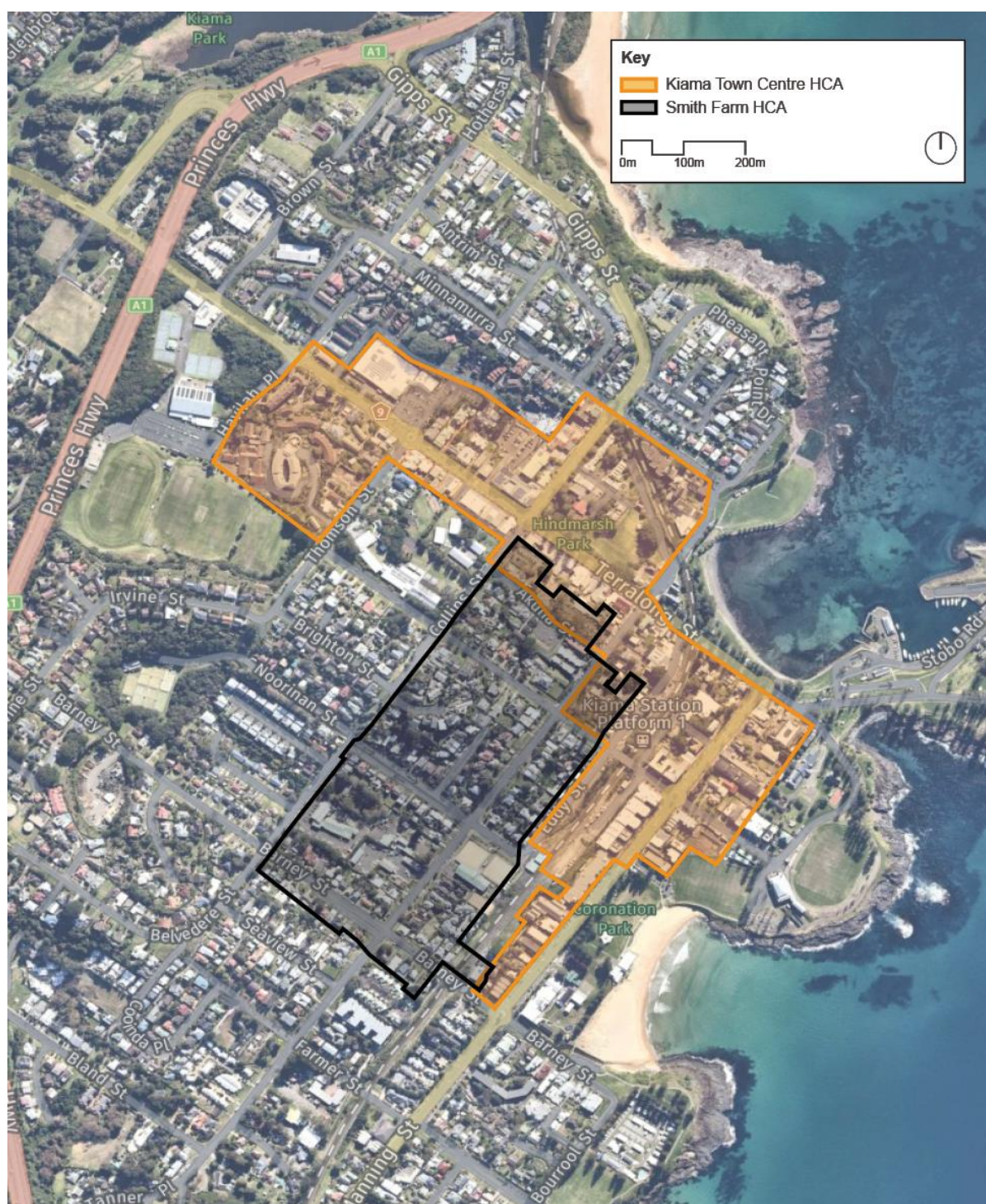
##### Kiama Development Control Plan

Kiama Council, *Kiama Development Control Plan 2020*

Studio GL, *Draft Kiama Development Control Plan 2020*

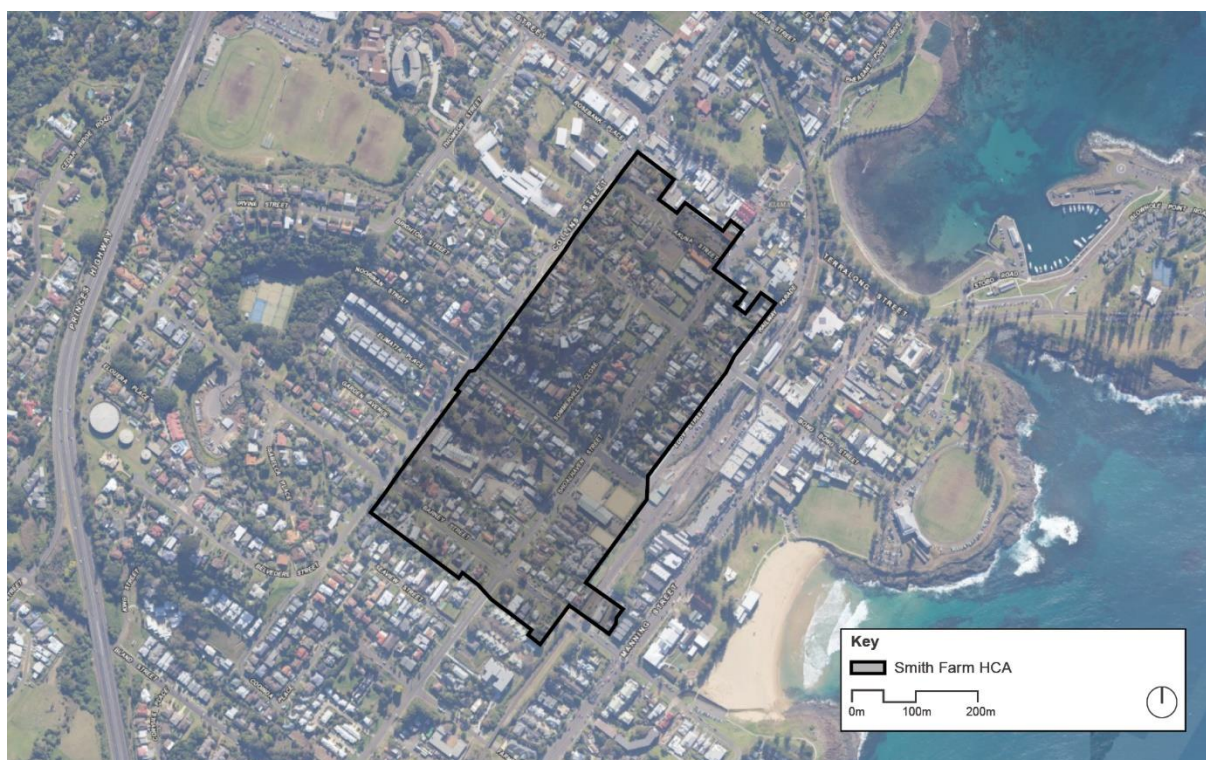
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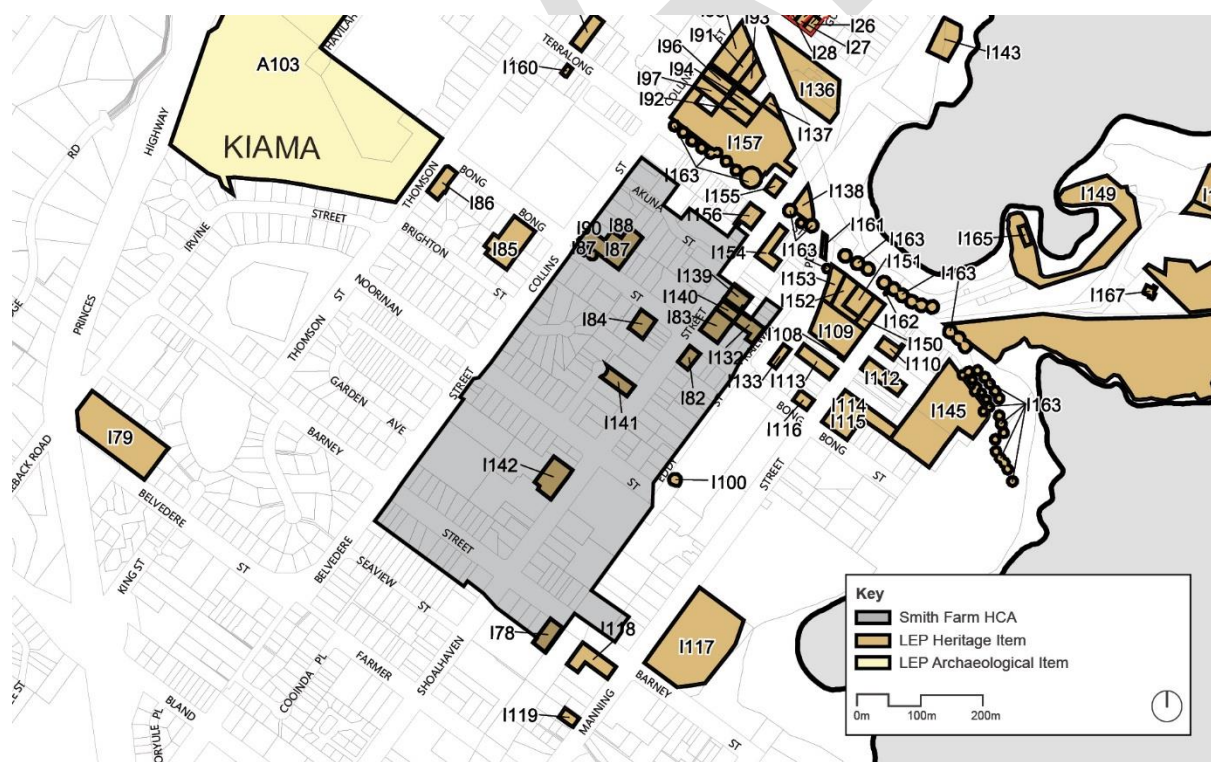


**Figure 1.1** Location of the Kiama Town Centre study area, outlined in orange, as identified by Council in the Kiama Integrated Report 2019. (Source: SIXmaps with GML Overlay, 2020)





**Figure 1.2** Map showing the location of the proposed Smith Farm HCA in relation to Kiama Town Centre study area. (Source: SIXmaps with GML overlay, 2021)



**Figure 1.3** Map showing the heritage context of the proposed Smith Farm HCA. (Source: Kiama LEP HER\_012, with GML overlay)

## 2 Statutory Context

### 2.1 Introduction

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

- the Heritage Act;
- the *National Parks and Wildlife Act 1974* (NSW) (the NPW Act); and
- the *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act).

### 2.2 Heritage Act 1977

The Heritage Act is the overarching heritage legislation in NSW. It incorporates the State Heritage Register (SHR), a list of heritage items determined to be of State significance, that is, significant to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects or precincts.

There are currently no items located within the boundary of the proposed Smith Farm HCA.

### 2.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning 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 Kiama Local Environmental Plan 2011

The KLEP 2011 provides the local development and planning framework for the Kiama LGA. Part 5 Clause 10 comprises objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are as follows:

- (a) *to conserve the environmental heritage of Kiama;*
- (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 KLEP 2011 contains a list of environmental heritage items referred to as Schedule 5. The heritage context of the proposed HCA is shown in Figure 1.3.

## 2.5 Heritage Conservation Areas

### 2.5.1 What is a Heritage Conservation Area?

Heritage Conservation Areas (HCAs) are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historical character. They often provide evidence of a particular historical period of development and/or a distinct architectural style, and generally have a high proportion of original buildings. HCAs are protected because they create a cohesive sense of place and character that is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale.

### 2.5.2 Classification of Buildings within Heritage Conservation Areas

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties in HCAs will also be listed as individual heritage items—such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

The classification of buildings within a HCA assists property owners and developers to better understand the opportunities and constraints on their site, allows Council to develop specific controls that clearly identify the type of development appropriate for each class of building, gives property owners certainty, and assists Council planners in the assessment of development applications.



## 3 Historical Overview

### 3.1 Introduction

This section provides an overview of the historical background of the Smith Farm HCA. It is based on secondary sources, supplemented with additional primary research from the National Library of Australia (NLA), the State Library of NSW, NSW Land Registry Service, NSW State Archives and Records, Kiama City Library and Wollongong City Library.

### 3.2 Area History

Kiama is part of the traditional land of the Wodi Wodi, a clan of the Dharawal people. The Wodi Wodi are a coastal people whose traditional Country includes Lake Illawarra, Shellharbour and Minnamurra.

On 25 April 1770, Captain James Cook observed Aboriginal people along the coastline of the Illawarra and recorded the event in his log book. Bass and Flinders later encountered Aboriginal people at Port Kembla in March 1796. The following year, Bass anchored his whaleboat in the sheltered bay (now known as Kiama Harbour) and 'found' the Kiama Blowhole, calling it 'a deep ragged hole and on one side of it the sea washed in through a subterraneous passage with a most tremendous noise'.

The name Kiama is of Aboriginal origin, with several possible meanings. One explanation is that the word derives from the name of the father spirit of Eastern NSW, 'Kiahma' or 'Baime'. Alternative meanings are 'fish caught from rocks' or 'where the seas roar' (referring to the Kiama Blowhole).

Red cedar logging and rainforest clearing began in 1812, and a port was established at Kiama for the shipment of cedar from the district. The cedar cutters were soon followed by European settlers and their animals. David Smith is said to have been the first permanent European settler, arriving in 1821. Aboriginal people were gradually displaced from their traditional land as it was cleared for farms and towns were established. In the mid-1830s, Aboriginal people resorted to raiding the farms of the settlers, stealing crops and pigs. In 1835, nine local farmers accused 'Black Harry' and 'Captain Brooks' of leading these raids. Within a century of European settlement of the district, there were few Aboriginal people living in Kiama. Those who remained lived in camps at Brown Street and elsewhere in the district. Some of the Aboriginal men worked in the quarries and sawmills of the area.

The townsite of Kiama, reserved in 1826, was surveyed in 1838—town allotments were sold the following year. By 1848, there were 18 permanent houses, two inns (Gum Tree Inn and Fitzroy Inn), two stores, a wooden church (the first Church of England) and a jetty in the harbour.

The cedar forests of the district were logged out by the 1850s, paving the way for the development of a thriving dairy farming industry. A new breed of dairy cow, the Illawarra Shorthorn, was developed in the area. Local farmers and pastoralists joined the Kiama Agricultural Society in 1848, signalling the importance of agriculture to the district.

Basalt (blue metal) quarrying flourished in and around Kiama from the 1870s, and the quarries were a major employer in the district. The quarries supplied large amounts of 'blue metal' demanded by Sydney's expanding network of roads, tramways and railways.

Kiama developed as a service and shipping centre for local industry centred on the harbour, where local produce and blue metal was shipped to Sydney and beyond. The wealth generated from the



pastoral and quarrying industries led to an economic and social boom in Kiama in the 1880s. The town also became a popular seaside holiday resort—the opening of the railway in 1888 and Kiama station in 1894 made it more readily accessible from Sydney.

The municipality of Kiama was gazetted in 1858. The present Kiama LGA comprises the former Gerringong, Jamberoo and Kiama councils. The population of Kiama rose from 741 in 1861 to 19,973 in 2006. There are 21,464 people living in the LGA at the present time.

### 3.3 Smith Farm HCA History

In 1838 a survey was undertaken by Surveyor Andrew Byrne to set out a new plan for Kiama, which had been declared a township the decade previous but remained scarcely populated. Byrne's 1838 survey recorded a sparsely developed landscape comprising a few buildings and paddocks intersected by informal, winding roads up and down the coast and into the interior. Overlaid in faint outline are the grid-like streets and square blocks of Kiama drawn by Byrne, which were later formalised in the 1840 'Town of Kiama' plan. c

In Byrnes 1838 survey the area of the Smith Farm HCA was a mix of undeveloped land and paddocks associated with David Smith's farm, an early settler of the area whose house was located east of the railway and became the towns first inn. In the 1840 town plan this area had transformed into the nucleus of a residential neighbourhood, becoming sections 5, 6, 7, 8, 12, 13, 14 and 15 of the plan. These sections were divided into half acre residential lots and were bordered to the north, east, south and west by Terralong Street, Manning Street, Farmer Street and Collins Street, with Bong Bong, Noorinan and Barney Streets intersecting. More residential zones were established to the north and south of these sections, all within close distance to the water.

First buyers of the land within the proposed HCA include George Somerville and the sisters Margaret, Isabella and Elizabeth Black of Jerrara, all prominent and notable Kiama families. From further afield were individuals such as businessman Alexander Brodie Sparks and the magistrate George Foster Wise. For the latter group and many other purchasers, the Kiama sale was an opportunity for speculation and not a serious bid to establish themselves in the new town. Hence little can be read into their ownership of the land.

By 1848 the core of the new town had been established with 18 residences built, mainly along Terralong Street and Manning Street nearby Kiama Harbour. The focus of initial development close to the harbour reflected the conscious effort by the government to establish Kiama as a coastal town which could service the movement of goods from inland to markets up and down the coast. For the same reason the residential subdivisions of the 1840 plan, which include the Southern Town Centre, were located close to the water.

Industry initially centred around woodgetting, which had begun in Kiama in 1812, before transitioning to agriculture and quarrying once red cedar stocks had been exhausted in the 1850s. During this first phase the Smith Farm HCA are remained largely undeveloped. The bulk of the construction in the Kiama up to the late 1870s was along Terralong Street and Manning Street, which had grown out of the core established in the 1840s.

The completion of Robertson Basin in Kiama Harbour in 1879 initiated a period of growth in Kiama. Residential and commercial development was strongest near the established town centre, especially for residences, though construction of some buildings began to appear further south. In the Smith

Farm HCA, construction of residences and outbuildings began around Bong Bong Street, building upon the stock of houses which had already formed to the north. Residential development also began to occur along Barney Street in the 1880s, with enough interest—real or perceived—that Eliza Black could subdivide her land between Farmer Street and Barney Street.

Surveys undertaken for the Kiama to Jervis Bay Railway in 1890 recorded the buildings along its route, giving us a detailed look into the pattern of development which had occurred between Shoalhaven Street and the railway line. These plans show the bulk of construction prior to 1890 had occurred north of Noorinan Street, with some outlying structures on the corner of Barney and Shoalhaven Streets. Structures appear to mainly be small cottages, especially near Kiama Railway Station. Several weatherboard cottages surveyed in the plans are still in existence along Bong Bong Street near its intersection with Eddy Street and Railway Parade, representing the earliest development at the time. Little construction is shown to have occurred south of Noorinan Street, though the heritage-listed cottage at 24 Barney Street had been built by 1890.

The survey undertaken for the Railway excluded sections 12, 13, 14 and 15 of the Town of Kiama plan due to their distance from the future railway line. These sections were located on the high on a hill overlooking the town centre and commanded sweeping views of the water. Several large residences had been constructed in this area prior to the arrival of the railway, including the Black sisters' home on the corner of Bong Bong Street and Shoalhaven Street and the Presbyterian Manse directly south of it. Images from the 1880s show these residences were substantial, as opposed to the smaller, working-class residences further down the hill.

Residential development intensified following the arrival of the railway, first to North Kiama (Bombo) in 1887, then to Kiama proper in 1893. This was aided by the boom in Kiama's quarrying industry which had followed the opening of Robertson Basin. As before, the topography of the area dictated development. Smaller residences became clustered closer to the railway at the bottom of the hill, with larger, higher-quality residences located at the top of the hill. Residential development still heavily favoured the areas north of Noorinan Street, which is why that area contains most of the Victorian-era buildings in the southern town centre.

Improvements to the infrastructure and amenity of Kiama also fostered development in the 1880s and 1890s. The Kiama Gasworks had been established in 1884 on Shoalhaven Street between Noorinan and Barney Street (Section 13 of the Town of Kiama plan). This provided gas for the streetlights and allowed businesses and residences to connect to the service. The gasworks remained a staple along Shoalhaven Street through to the late twentieth century, before it was dismantled and the area used for as a commercial depot. One of Kiama's two water pumps was also established in front of the gasworks in the 1880s and was reportedly heavily used.

As Kiama's wealth and population increased in the 1880s and 1890s masonry began to be used for many buildings, typically brick or bluestone on a bluestone base. Timber weatherboard remained a popular material, especially for smaller buildings like the worker's cottages along Eddy Street and Railway Avenue. Large two-storey buildings began to appear in the Smith Farm HCA, mainly up the hill nearby the intersection of Collins Avenue and Bong Bong Street, though some examples can be found along Shoalhaven Street and Railway Parade near the Railway Station. Larger residences were typically masonry, usually rendered, though several two-storey weatherboard examples exist in the area at 55 Bong Bong Street and 2 Railway Parade. All these buildings tended to reflect elements of

Victorian architecture, though the smaller, more modest buildings had begun to adopt a Federation style idiom by the turn of the century.

Over the next few decades residential development slowed, though by the 1920s almost all the available land east of Shoalhaven Street above Noorinan Street was built-up. Construction to the west and south had been less intensive, though new residential clusters began to emerge on Noorinan and Barney Streets from 1910 onwards. These buildings began to reflect new materials and stylistic influence, though in many instances adopted the established cottage-style of the rest of Kiama. The Noorinan Street cluster on the corner with Shoalhaven Street were a group of fibro/weatherboard cottages constructed on brick bases, in lieu of the typically bluestone bases of earlier buildings. On Barney Street, several California bungalows were built from the early 1920s onwards, sitting amongst weatherboard cottages built in the decades previous.

In 1921 the Kiama Bowling Club was opened on land purchased on Shoalhaven Street south of Noorinan Street, across the street from the gasworks. Early aerials show this area had not been developed except for the houses on Barney Street. This was likely due to the unsuitability of the land, which formed a natural depression through which a creek line ran. While the opening of the bowling club ran counter to the overwhelmingly residential nature of the area, its establishment reflected the early 20<sup>th</sup> century trend for the creation of such facilities in suburbs around NSW.

After the 1920s construction in the Smith Farm HCA was sporadic. A few prominent Interwar style houses were constructed in the 1930s at the base of the Collins Street hill on Shoalhaven Street, continuing the trend for larger, higher-quality residences being constructed to take advantage of the views. However, except for these buildings and some others, limited development occurred in the area between the 1930s and 1950s. Aerial images from 1949 show areas closer to the Railway Station heavily developed, with larger houses to the west up the hill remaining on large undeveloped blocks. Further south are the houses along Barney Street, separated by undeveloped land in sections 7 and 13 of the Town of Kiama. This slowdown in development coincided with larger events, such as the Great Depression and the Second World War, which are likely to have stalled further development at the time.

In the decades following the Second World War Kiama once again experience a boom in development as it had in the 1880s to 1890s. The 1950s and 1960s saw many of the undeveloped half acre lots of the 1840 Town of Kiama plan built upon, often resulting in the subdivision of the lot. This phase of development was typically limited to lots with street frontage, especially along Bong Bong Street, Collins Street and Shoalhaven Street, leaving the central areas of blocks untouched.

Buildings from this era comprise a significant amount of the total buildings in the area, representing one of the largest periods of growth in Kiama. Materials used for their construction were either fully brick or fibro-cement on a brick base, with a hipped, tiled roof being the most common typology. This era of building also saw internal garages begin to rise in popularity and chimneys recede from view. Curiously during this period the unused land behind the bowling club and Barney Street houses began to be used as a market garden.

The 1970s saw continued development in the Smith Farm HCA, though the lack of available street frontage required new roads to be created to access available land at the centre of the blocks. Hillingdon Crescent and Akuna Street were aligned during this period, finally resulting in the development of land which had previously formed part of the curtilage of stately houses. The alignment of new roads was the most substantial modification to the original 1840 Town of Kiama plan

to have occurred since the arrival of the railway in the early 1890s. The lots created with the associated subdivisions tend to be irregular, contradicting the orderly and regular lots of earlier phases.

The process of infilling the blocks was largely complete by the 1980s with the alignment of Somerville Close, though the land at the rear of the bowling club was not developed until the early 2000s. Subdivision of house lots for the construction of additional residences at the rear also commonly occurred over the latter half of the twentieth century, with examples of original lots on early subdivisions becoming increasingly rare. No examples of the original half acre lots associated with the 1840 Town of Kiama plan remain. The latter half of the twentieth century also saw many of the remaining small Victorian and Federation-era cottages redeveloped for new, more substantial houses.

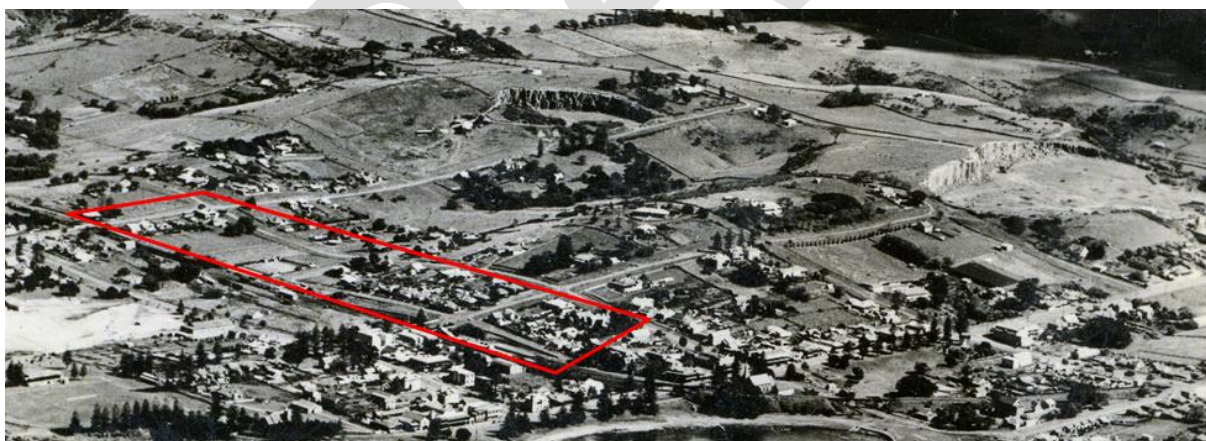


**Figure 3.1** Detail of the 1838 Survey of the Town of Kiama by Andrew Byrne. The map shows the original plan of Kiama, with the location of a proposed burial ground and government cottage marked out. The boundary of the Smith Farm HCA is shown with a black boundary. (Source: National Library of Australia, Nearmap, with GML Overlay)





**Figure 3.2** Detail of an historical aerial photograph taken c1900 clearly showing the 1840s grid plan of the town. The blocks which make up the proposed Smith Farm HCA have been clearly developed and defined by this time, expanding the town centre. A portion of the proposed HCA has been indicated in red. (Source: Kiama Library, with GML Overlay)



**Figure 3.3** The 1840s grid pattern remains legible in a historical aerial photograph taken in the 1930s. The shape of the proposed Smith Farm HCA is indicated in red. Residential development had begun in this area, expanding out of the town centre. The scale of dwellings, establishing by this time, has been largely retained. (Source: Kiama Library, with GML Overlay)





**Figure 3.4** Smith Farm boundary on a detail of a 1930 survey by the Australian Army Survey Corps. (Source: National Library of Australia with GML overlay)



**Figure 3.5** Smith Farm HCA boundary on a detail of a parish map. (Source: New South Wales, Department of Lands, Parish of Kiama, County of Camden 1928, with GML overlay)



**Figure 3.6** Historical aerial photograph taken in 1949 showing the density of housing expanding from the KTC boundary. (Source: Kiama Municipal Council with GML overlay)



**Figure 3.7** Detail of a historical aerial photograph taken in 1972 showing the expansion of housing west from the railway line, and to the south of Terralong Street. (Source: Kiama Municipal Council with GML overlay)





**Figure 3.8** Detail of a 1972 Town of Kiama plan showing the division of lots, the names of the owners, and the Smith Farm HCA. (Source: National Library of Australia with GML overlay)



**Figure 3.9** Detail of a 1972 Town of Kiama overlaid with a 2021 aerial showing the Smith Farm HCA. (Source: National Library of Australia, Nearthmap, with GML overlay)





**Figure 3.10** Detail of a historical aerial photograph taken in 1988 showing the extent of contemporary development in the Smith Farm HCA Boundary and the retention of historic residences. (Source: Kiama Municipal Council with GML overlay)



## 4 Site Analysis

### 4.1 Revision of the HCA Boundary and Name

The proposed HCA was originally identified in the KTC Preliminary Justification Report and was titled the Southern Town Centre Residential HCA. The HCA was tentatively named for its location to the southwest of the Town Centre and its high proportion of historic housing types. Following additional historical research, outlined in Section 3, it was identified that the proposed HCA originates from farmland owned by David Smith, one of the earliest settlers in the Kiama area. Although Smith's home was not situated within the boundaries of the HCA, it has been renamed to reflect its historic origins.

The original boundaries of the HCA were outlined in the KTC Preliminary Justification Report, extending from near the south of Terralong Street in the north, to Barney Street in the south. As the HCA was initially proposed due to its historic representation of housing, the former gasworks and the bowling green were not included within the HCA as they were not considered to represent the values of the area. Historic research has identified that as the gasworks were integral to the expansion workers' cottages in its vicinity, and the bowling green was initially introduced to provide recreation to local residents, they contribute to the historic value of the area. As such, the boundary of the HCA has been expanded to include these areas. The expanded boundaries also better represent remnant sections of the 1840 Town of Kiama plan, and contribute to a better understanding of the historic development of the area.

### 4.2 Description

The proposed Smith Farm HCA is located to the southwest of the Kiama Town Centre study area, as identified in the project brief (Figure 1.1). The HCA is located towards the northeastern section of the Kiama LGA. The HCA is largely rectangular and occupies several residential blocks, generally between Akuna Street in the north, and Barney Street in the south. The HCA follows the line of Collins and Belvedere Streets to the west, and is bound by the railway line in the east. The topography of the area is hilly, characterised by areas with steep rises and gentle slopes.

The HCA generally conforms to the original block-plan layout of the 1840 Town of Kiama form, capturing the majority of blocks 13 and 14, with areas of blocks 5, 6, 7, 8, 12 and 15. The early blocks feature a combination of narrow rectangular lots, generally oriented east to west, with larger, square lots along the Bong Bong, Noorinan, and Barney Streets. The HCA was gradually developed from the Victorian period and underwent several key phases of expansion including:

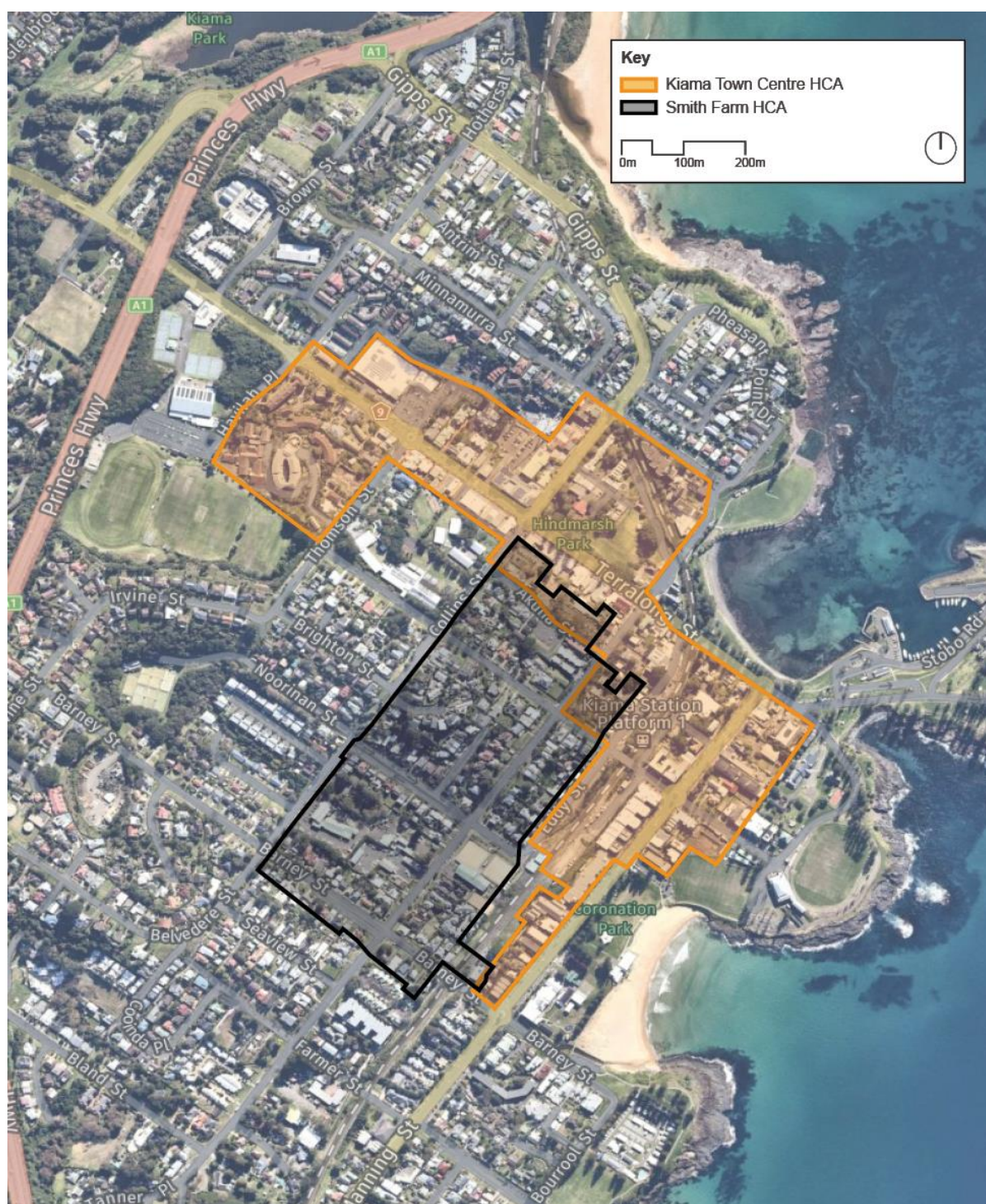
- The late Victorian period (c1860s-1890s);
- The early Federation period (c1895-1915);
- The Interwar period (c1920-1939); and
- The postwar period (c1940s-1960s).

As residential development intensified, the area underwent several phases of subdivisions creating a variety of lot sizes. The HCA is predominately residential in character and comprises a variety of housing typologies aligned with the phases of development above. Housing is generally modest weatherboard cottages and bungalows, formerly workers cottages, however there are also a number

of earlier Victorian residences with grander proportions which survive, particularly along Shoalhaven and Bong Bong Streets. The dwellings throughout the HCA are predominately low and single-storey in scale, although several properties incorporate elevated foundations in response to the topography of the area. The consistency of housing throughout the area has been disrupted by the intervention of contemporary residential development, with a number of oversized contemporary dwellings encroaching upon areas of Victorian/Federation housing. The HCA also incorporates two significant commercial areas, the site of the former gasworks and the bowling club. These areas have contributed to the historic development of the HCA with the gasworks creating employment for workers who moved into the surrounding area, and the bowling green providing an early area of recreation for local workers.

The contributory properties throughout the area comprise a series of modest weatherboard late Victorian and early Federation workers cottages and bungalows, weatherboard Interwar California Bungalows, and masonry postwar houses. The early workers cottages are predominately located on narrow lots, with shallow landscaped gardens, and generally have colorbond roofs, verandahs along the primary frontages and decorative timber detailing such as fascias, finials, decorative joinery and bargeboards. There are a number of grander Victorian residences, including 70 Shoalhaven Street, which occupy larger lots, demonstrative of the scale of historic estates. Interwar California Bungalows, are predominately located to the north and south of the HCA, and are of weatherboard construction, with wide, low verandahs, hipped colourbond roofs with nested gables, and decorative timber joinery. There are several key examples of the postwar typology, particularly 72 Collins Street and 87 Shoalhaven Street, which incorporate red facebrick construction and hipped tile roofs, characterised by horizontal motifs in the fenestration and broad patio areas.

Throughout the HCA there are several well preserved houses which demonstrate significant details such as decorative timber framed windows, narrow masonry chimneys, and bargeboards. However, several properties have undergone uncharacteristic alterations, including the introduction of substantial additions, the replacement of original roofs with tiles, the enclosure of verandahs, and the replacement of original timber details (such as window frames) with aluminium.



**Figure 4.1** Map showing the relationship between the proposed Smith Farm HCA and the KTC identified by *Kiama Integrated Report 2019*. (Source: Nearmaps with GML Overlay).

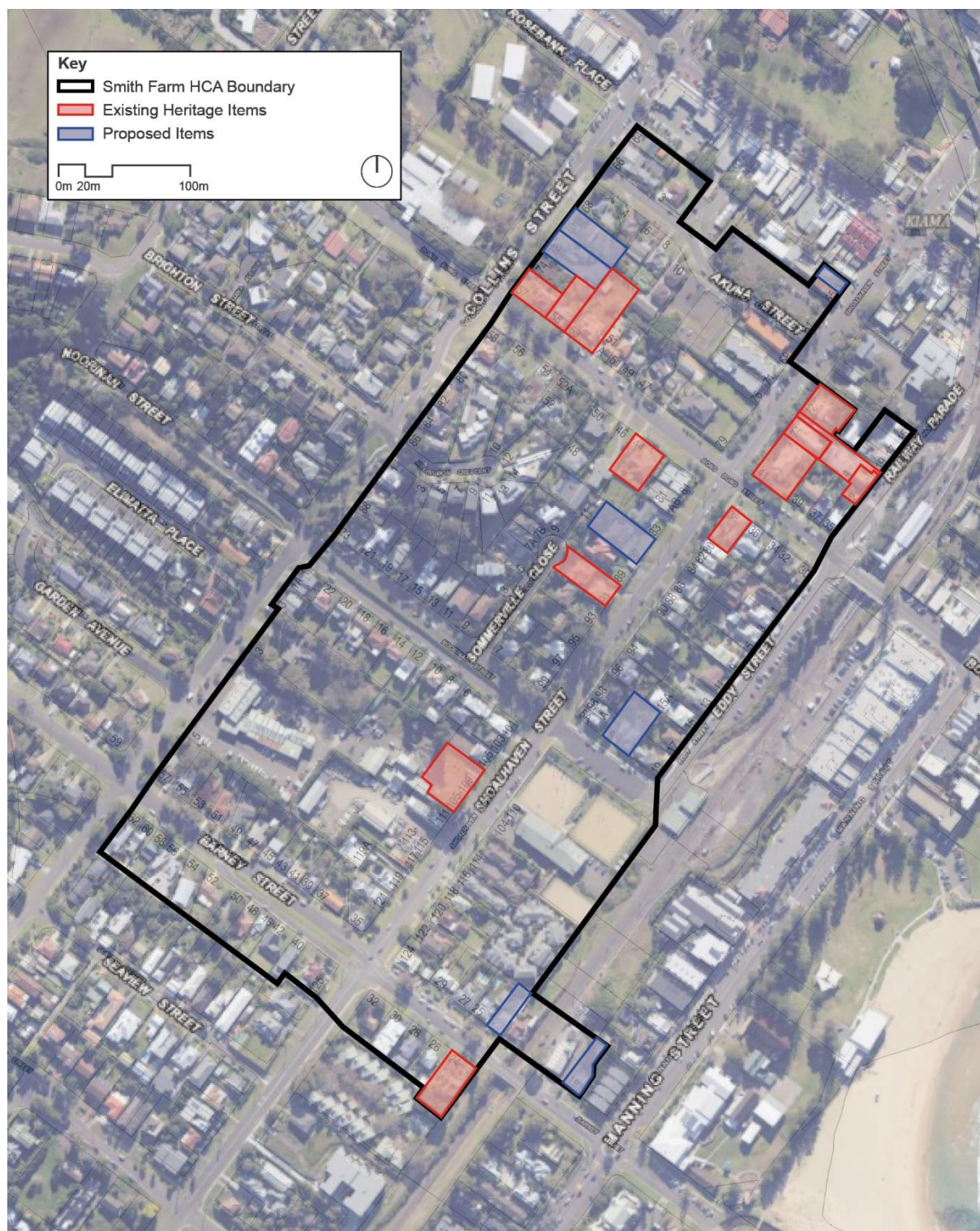


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**Figure 4.4** 2012 aerial showing the existing heritage-listed items within the proposed Smith Farm HCA. Draft heritage items recommended for individual heritage listing are shaded blue. (Source: Sixmaps with GML Overlay)



## 4.3 Site Photographs

The following photographs were taken by GML on 23 and 24 September 2020.

### Contributory and Neutral Buildings in the Smith Farm HCA



**Figure 4.5** Existing heritage item at 72 Shoalhaven Street, a late Victorian dwelling.



**Figure 4.6** 86 Shoalhaven Street—a modest Federation weatherboard cottage.



**Figure 4.7** An Inter-war cottage at 68 Collins Street which is considered neutral since it has undergone substantial modifications.



**Figure 4.8** 70 Collins Street—a rare example of a Interwar dwelling in the P&O Functionalist style within Kiama.



**Figure 4.9** 72 Collins Street—modest late Victorian cottage which contributes to the aesthetic value of the HCA.



**Figure 4.10** An aesthetically contributory dwelling at 19 Barney Street.





**Figure 4.11** A modified Victorian weatherboard cottage at 46 Barney Street.



**Figure 4.12** The heritage listed semi-detached late Victorian dwelling at 2 Railway Parade.



**Figure 4.13** 19 Railway Parade—a modified Inter-War Californian bungalow, its original form, scale and features are largely legible despite the alterations.



**Figure 4.14** 34 Bong Bong Street—a modest late 19<sup>th</sup> century weatherboard cottage which is consistent with the aesthetic character of the HCA.



**Figure 4.15** The heritage listed Victorian cottage at 38 Bong Bong Street.



**Figure 4.16** 52 Bong Bong Street—an Inter-War Californian bungalow that largely comprises contemporary fabric.





**Figure 4.17** Existing heritage item at 53 Bong Bong Street—a dwelling with Victorian Italianate influences.



**Figure 4.18** Existing heritage listed dwelling at 55 Bong Bong Street exhibiting rural gothic architectural style.



**Figure 4.19** Heritage listed dwelling at 57 Bong Bong Street—a modest Victorian cottage.



**Figure 4.20** An Inter-War Californian Bungalow at 15 Eddy Street.



**Figure 4.21** A contemporary dwelling at 1 Eddy Street which imitates heritage features.



**Figure 4.22** Victorian cottage at 10 Noorinan Street.

## Uncharacteristic Buildings in the Smith Farm HCA



**Figure 4.23** Contemporary apartments at 71 Shoalhaven Street. Its typology, form, scale and materiality detracts from the character of the HCA.



**Figure 4.24** Contemporary dwelling at 89 Shoalhaven Street.



**Figure 4.25** 30 Barney Street—contemporary dwelling whose form, fenestration pattern and materiality is uncharacteristic of the HCA.



**Figure 4.26** A post-war brick dwelling at 30 Bong Bong Street which is inconsistent with the character of the HCA.



**Figure 4.27** A two-storey contemporary dwelling at 42 Bong Bong Street.



**Figure 4.28** Commercial structures at 7 Belvedere Street whose typology, form and materiality detracts from the character of the HCA.



## Streetscapes in the Smith Farm HCA



**Figure 4.29** View of the dwellings with pitched roofs along the northern side of Barney Street.



**Figure 4.30** View of the contributory weatherboard dwelling and contemporary developments along the southern side of Barney Street.



**Figure 4.31** View of the modest cottages along the southern side of Bong Bong Street.



**Figure 4.32** View of the steep topography and pitched roof forms along the eastern side of Collins Street.



**Figure 4.33** View of the streetscape along Eddy Street, looking north.



**Figure 4.34** View of the streetscape along Eddy Street, looking south.



**Figure 4.35** View of Shoalhaven Street, looking south-east showing the prevailing scale, roof forms and materiality of the HCA.



**Figure 4.36** View of the cottages along Railway Parade, looking north.



# 5 Assessment of Significance

## 5.1 Assessment Against Standard Criteria

This section assesses the heritage significance of the Smith Farm HCA in accordance with the standard criteria established in the NSW Heritage Office guidelines (Appendix A of this report). The evaluation includes:

- consideration of the historical development of the proposed HCA;
- the original and subsequent development of buildings and their relationship to the immediate and wider setting; and
- uses, associations and meanings of the proposed HCA.

Under NSW Heritage Manual guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out in Appendix A.

To apply the assessment criteria, both the nature and degree of significance for the place need to be identified. This is because items and places 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.

### 5.1.1 Criterion A (Historical Significance)

*An item is important in the course, or pattern, of NSW's—or the local area's—cultural or natural history*

The proposed Smith Farm HCA is culturally significant within the Kiama region as it represents the one of the earliest residential areas in the Kiama region. The HCA originates from land originally settled by David Smith, occupying areas of his former farm. In the 1840s the HCA was captured in the Town of Kiama plan becoming sections 5, 6, 7, 8, 12, 13, 14, and 15, and despite later subdivisions, the early block grid plan remains legible. The area became the site of several of the earliest cottages and residential estates in the vicinity of the Kiama Town Centre and remains demonstrative of the residential development of the wider area.

The area was subdivided and developed to meet the growing housing needs of an influx of workers, particularly associated with the introduction of the railway line and the gasworks. The subdivision pattern is representative of several key phases of historical development, including the Victorian, Federation, Interwar and postwar periods. The area is also representative of key residential typologies, displaying a variety of late Victorian workers cottages, early Federation workers cottages and bungalows, Interwar California Bungalows, and modest postwar houses. It shows the development of workers housing in the area, retaining a number of well-maintained cottages that demonstrate the enduring popularity of weatherboard construction in the Kiama area. The majority of the area has remained in continual residential use since its establishment. The gasworks provided significant employment to local residents, driving the expansion of the area, while the bowling green, introduced in the 1920s, represents the recognition of the importance of public recreation for local residents.

The proposed Smith Farm HCA has cultural significance at a local level under this criterion.

### 5.1.2 Criterion B (Associative Significance)

*An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's—and/or the local area's—cultural or natural history.*

The proposed Smith Farm HCA originates from land associated with the farm of early settler, David Smith. This land was later converted to sections of the 1840 Town of Kiama plan. Grants from this plan were allocated to a number of significant local figures including Margaret, Isabella and Elizabeth Black of Jerrara, businessman Alexander Brodie Sparks, and the magistrate George Foster Wise. Although these early grant holders established the early subdivision patterns, and introduced several early estates, the majority of early grant holders generally owned their land as investments. There is little evidence that these early figures occupied the site for any substantial period of time or utilised the land for purposes other than investment. Further, there is little evidence that the proposed HCA has a strong or special association with a significant architect, or local person or group of people, of importance to the local area.

The proposed Smith Farm HCA does not meet the threshold for cultural significance under this criterion.

### 5.1.3 Criterion C (Aesthetic Significance)

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

The proposed Smith Farm HCA has cultural significance for its aesthetic values, demonstrating key late Victorian, early Federation, Interwar and postwar residential typologies. The HCA maintains much of the original block plan from the 1840 Town of Kiama plan, demonstrating a key phase of subdivision in the Kiama Area. The area forms one of the earliest residential areas in the Kiama region and demonstrates the historic of housing typologies in the area, with a range of modest weatherboard housing types introduced in tandem with industrial developments in Kiama. The area includes a significant range of late Victorian and early Federation weatherboard workers cottages and bungalows, with a small number of grander, masonry Victorian dwellings. It also features significant interwar Bungalows, and later, postwar masonry dwellings. The area demonstrates the enduring local preference for weatherboard construction, characteristic of its beachside setting. Despite alterations, many of the dwellings display a good degree of integrity and intactness, incorporating typical details such as verandahs, Colorbond roofs, decorative timber joinery, bargeboards, and finials. The area demonstrates a variety of key typologies with areas of intact streetscapes, showing historic phases of development. Due to the topography of the area, many dwellings incorporate elevated foundations demonstrating the response to the local landscape. Substantial early dwellings are generally oriented to take advantage of sea views, suggestive of the early settlement of the area. Throughout the area, contributory properties maintain a consistent scale, materiality and architectural character which make a positive contribution to the surrounding area and would have informed historic development in the surrounding area.

The proposed Smith Farm HCA has cultural significance at a local level under this criterion.

#### 5.1.4 Criterion D (Social Significance)

*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.*

A detailed social values assessment of the Smith Farm HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. However, as a residential area, it is highly likely that the HCA would hold social significance to the local residents.

It is not known if the proposed Smith Farm HCA could meet the threshold for inclusion under this criterion.

#### 5.1.5 Criterion E (Research Potential)

*An item has potential to yield information that will contribute to an understanding of NSW's—or the local area's—cultural or natural history.*

The historical archaeological potential of the Smith Farm HCA has not been assessed in this report. It should be assessed in order to determine if the HCA has research potential to contribute to a better understanding of the history of the Kiama region. However, it is possible that several of the buildings could contribute to an understanding of building typologies, designs, materials, and construction in Kiama.

The proposed Smith Farm HCA has not been assessed under this criterion.

#### 5.1.6 Criterion F (Rarity)

*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)*

The proposed Smith Farm HCA was initially established in the 1830s and was progressively developed from the late Victorian period until the post-war period, representing a number of significant residential typologies. As a group, the area is demonstrative of the gradual development of the Kiama area, with earlier residences located further away from the Town Centre, with Federation and Interwar housing progressively approaching the town, encouraged by the introduction of the railway line and the opening of the gasworks. The area communicates the early history of workers housing in the region, and demonstrates the movement towards the town aligned with industrial developments. The retention of the gasworks preserves the significant relationship between the site and surrounding housing which was developed to support it. The introduction of the bowling green in the 1920s is particularly communicative of the increasing interest in the wellbeing of local workers, with an effort to introduce recreational facilities, and increased landscaping in the area. Although contemporary residential development has encroached on the HCA and disrupted significant streetscapes, the area captures significant groupings of historic housing and is one of the most concentrated areas of historic housing in the Kiama region. The area is demonstrative of the early scale, form, materiality, and character of Kiama's residential areas, and would have informed development to the south of the town centre. Originating from farmlands owned by David Smith, the area has particular historic significance forming part of one of the first areas of settlement in the Kiama region.

The proposed Smith Farm HCA has cultural significance at a local level under this criterion.



### 5.1.7 Criterion G (Representativeness)

*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.*

The proposed Smith Farm HCA represents one of the earliest areas of residential development in the Kiama area, and represents a number of significant residential typologies. Historically, the proposed HCA originates farmlands owned by David Smith, and was first subdivided in the 1840 Town of Kiama plan. Much of the 1840 block grid plan remains legible in the layout of the area, representing this significant period of development in Kiama's history. The HCA displays significant typologies from the Victorian, Federation, Interwar and Postwar periods, demonstrative of key phases of historic development in the area. The inclusion of the gasworks is suggestive of early industry which spurred residential development in the surrounding area, which would later spread throughout the wider area, while the bowling green is representative of the growing interest in public recreation and wellbeing that emerged in the early twentieth century. Despite modifications and the encroachment of later residential development, the area displays a high degree of integrity, demonstrating key phases of residential development in the Kiama region, in a condensed area, retaining significant streetscapes. The dwellings are demonstrative of the historic character of the area and are representative of phases of residential development that continues throughout the Kiama region.

The proposed Smith Farm HCA has cultural significance at a local level under this criterion.

## 5.2 Draft Statement of Significance

The proposed Smith Farm HCA has cultural significance at a local level for historic, aesthetic, rarity and representative values. The HCA originates from the earliest settlement in the Kiama region and remains a highly intact area, demonstrative of key phases of residential development in the wider Kiama area.

The Smith Farm HCA originates from farmland owned by David Smith, one of the earliest settlers in the Kiama area. Although Smith's house was not located in the HCA, the land has been in continuous use since Smith's Farm in the 1830s. In the 1840s, the area was captured in the first subdivision, forming parts of blocks 5, 6, 7, 8, 12, 13, 14 and 15 of the Town of Kiama Plan. Early grants from this plan were allocated to prominent local figures including Margaret, Isabella and Elizabeth Black of Jerrara, businessman Alexander Brodie Sparks, and the magistrate George Foster Wise. The area was developed gradually from the 1840s and 1850s with early grant holders undertaking several subdivisions throughout the nineteenth century. Some of these early allotments remain legible in the layout of the HCA.

As the Kiama Town Centre developed with employment opportunities in the local quarry and the fledgling town. Residential development intensified in the area during the late Victorian period, becoming one of the earliest residential areas in the region. As transport routes improved, assisted by the introduction of the railway in the 1890s, the HCA became an area of centralised housing, providing accommodation for local workers. Worker's housing continued to be introduced to the area in tandem with increases in local industry, particularly following the introduction of the gasworks in the 1880s.

The retention of the gasworks is particularly communicative of this relationship between early industry and affordable housing in the area.

Existing housing in the area is demonstrative of significant waves of development, including in the early Federation, and Interwar periods, with groupings of these housing styles throughout the area. Housing was generally weatherboard, with substantial, earlier dwellings generally located further west, separated from the town, with later, more modest dwellings gradually moving towards the railway line. A small number of masonry post war houses are representative of the final stage of historic development in the area, interspersed between earlier weatherboard houses, they are representative of the final subdivisions of remnant estate lands. The bowling green, established in the 1920s is representative of the growing interest in public recreation and wellbeing that emerged in the early twentieth century with recreational facilities introduced to provide amenities to local residents.

Although contemporary development has encroached on the area, disrupting the integrity of some areas, the HCA remains demonstrative of one of the earliest areas of centralised residential development in Kiama. The dwellings throughout the HCA display a range of significant residential typologies from modest Victorian and Federation weatherboard workers cottages, Interwar California Bungalows, and post war masonry dwellings. A small number of substantial Victorian masonry dwellings are interspersed throughout the HCA, reminiscent of the earliest phases of development in the area. Contributory dwellings throughout the HCA are generally well-maintained showing key architectural elements such as verandahs, colorbond roofs, gabled roof forms, and decorative timber detailing such as joinery, bargeboards and finials. The dwellings are particularly representative of the enduring popularity of weatherboard construction in the area, typical of the seaside character of the town. The HCA also captures a rare example of a two-storey, weatherboard terrace house in the Kiama region.

The Smith Farm HCA has local historic and aesthetic significance, and rarity and representative value for its high degree of integrity as a precinct, retaining a high number of historic house types in a condensed area. Their situation, in the immediate vicinity of the Town Centre communicates their historic connection to the development of local industry. It is particularly aesthetically representative of the historic phases of development, retaining intact streetscapes of Victorian, Federation and Interwar housing groups. The area is rare, forming part of the farmlands of David Smith, one of the earliest settlers in the region and has been in continuous use since the 1830s, informing the scale, form, and materiality of housing in the surrounding area.

## 5.3 Draft Character Statement

The proposed Smith Farm HCA demonstrates the historic development of housing in Kiama from the 1850s to the 1960s. The area represents several key phases of development including the late Victorian, early Federation, Interwar and Post war periods, displaying a number of significant residential typologies from these periods. This includes Victorian and Federation weatherboard workers' cottages, Federation bungalows, and Interwar California Bungalows. There are several key groupings of these housing types which present intact streetscapes, particularly along Bong Bong, Shoalhaven, Barney and Eddy Streets. These are interspersed with a small number of substantial Victorian masonry dwellings and Postwar masonry dwellings. There are a number of well-maintained dwellings, including a number of fine Federation cottages and Interwar California Bungalows.

The materiality is generally consistent throughout the area, with the majority of historic housing constructed of weatherboard, generally with Colorbond roofs. There are several common architectural attributes throughout the HCA including bullnosed verandahs, faceted bay windows, and gable roofs with decorative bargeboards and detailing on Victorian and Federation cottages, with low-pitched roofs and wide wraparound verandahs on Federation Bungalows. The Interwar dwellings similarly share key attributes such as the low-pitched roofs with nested gables, wide verandahs, and decorative timber detailing. There are several post war masonry buildings, with fine examples displaying elements of the P&O style. The area displays a low scale with generally single storey development. There are a small number of substantial two-storey dwellings, generally dating from earlier phases of development. Due to its significant location in proximity to the Kiama Town Centre and the condensed nature of the subdivisions, housing in the Smith Farm HCA likely informed subsequent development in the surrounding area, establishing a consistently low scale and materiality.

The HCA is representative of the historic response to the varied topography of the area. Dwellings, along sloped areas, particularly along Shoalhaven and Bong Bong Streets incorporate elevated foundations, accommodating the slope of the land. Several of these houses have been modified to incorporate garage areas into the foundations. The siting of houses also expresses historic subdivisions, with earlier, substantial houses sited facing east to take advantage of views to the sea. Later, more modest worker's housing generally occupy narrower lots, and are sited facing north and south. Similarly, areas of earlier development generally feature substantial setbacks, with sloped gardens separating houses from the street. Pedestrian access is accommodated throughout the HCA by footpaths. The HCA represents significant phases of residential development, encouraged by developments in transport and industry. The retention of the gasworks and the surrounding groupings of late Victorian and Federation housing, with groupings of more modest twentieth century workers' housing along the trainline, is particularly communicative of this relationship. The Bowling Green provides a wide open space, with sightlines throughout the area, and expresses the historic emphasis place upon recreation and landscaping in the twentieth century. The HCA has remained largely residential, and maintains a low scale and leafy green character.

The character of the HCA should be conserved through the retention of contributory buildings, the scale of streetscapes, the common materials and decorative details, and the legible subdivision pattern. Careful management of neutral items is also required. Where possible, the reversal or removal of uncharacteristic alterations (such as the enclosure of verandahs) which may allow a neutral building's contribution to the HCA to be elevated to contributory should be encouraged. As uncharacteristic development encroaches on the boundaries of the HCA, careful management of surrounding development should ensure that viewed to and from the area are not disrupted, and the low scale of the area is maintained.

Characteristic elements to be preserved include:

- Late Victorian, early Federation, and Interwar residential buildings, particularly the existing heritage items, landmark buildings, and contributory buildings;
- Postwar masonry buildings, particularly those which display elements of the P&O style;
- The consistent scale of the low, single-storey streetscapes;
- Existing setbacks, particularly where dwellings incorporate low-scale, landscaped gardens to the front of the property;



- Original verandahs, windows, chimneys;
- Original bluestone foundations, where applicable;
- Colorbond/sheet metal roofs;
- Ornamental elements such as decorative timber joinery, bargeboards, finials, and fascias.
- The generally neutral and cool toned colour palette;
- The dominant weatherboard materiality; and
- Traditional gardens and landscaping, where extant.



Uncharacteristic development includes:




- Commercial development;
- Contemporary development of more than two storeys at street level;
- Overscale additions;
- Additions to the front of properties, particularly any structure that would obscure views from the street;
- Carports or garages to the front of properties;
- Contemporary development that features prominent glazing;
- Uncharacteristic colour schemes;
- The use of concrete structures; and
- The introduction of elevated foundations on areas with a flat level, such as Barney Street, which disrupt the roofline.

## 5.4 Rationale for Classification



A brief summary of the justification for the classification of the built elements within the Smith Farm HCA is provided in Table 5.1 below. For more information on classification terminology refer Section 2.5.2.



**Table 5.1** The Rationale for the Classification of Each Building in the Proposed Smith Farm HCA.



Address	Heritage Item	Image	Rationale	Classification
<b>Shoalhaven Street—Western Side</b>				
<b>51 Shoalhaven Street</b>	No		No. 51 Shoalhaven Street is a detached single-storey interwar cottage. It is a pre-fabricated 'Como' house, designed by the George Hudson Timber Company. It is built on elevated masonry foundations and has a hipped and gabled roof. The property retains original fabric, including verandah piers with stucco detailing, timber posts, bargeboards, and battened gable ends. The property is set back from the street by a garden enclosed by a masonry fence. Although the setting of the house has been compromised, the scale, form and materiality contributes to the character of the area. The dwelling retains historical value as the former home of the Weston family, who owned the <i>Kiama Independent</i> newspaper, and is a rare example of its type in Kiama.	Contributory  Recommended for heritage listing
<b>57 Shoalhaven Street</b>	No		No. 55 Shoalhaven Street is a two-storey commercial property of masonry construction. It is the site of the former <i>Kiama Independent</i> newspaper building, which was owned by the Weston family. The current office building is asymmetrical. The top floor protrudes over the driveway and the façade features decorative timber elements in a vertical motif. The building does not originate from the significant era of development of the	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
			HCA, and the contemporary design, scale, and form are not representative of the significance or character of the area.	
<b>61 Shoalhaven Street</b>	No		No. 61 Shoalhaven Street is a parking lot for the adjacent tenancy.	Neutral
<b>69 Shoalhaven Street</b>	No		No. 69 Shoalhaven Street is a two-storey, mixed use complex with commercial properties arranged on the ground level and residential properties above. It is situated on a corner lot between Shoalhaven Street and Akuna Street. The building features contemporary elements including blonde brick, aluminium-framed windows and an uncharacteristic colour scheme. The building does not originate from the significant era of development of the HCA, and the contemporary design, scale, and form are not representative of the significance or character of the area.	Uncharacteristic
<b>71 Shoalhaven Street</b>	No		No. 71 Shoalhaven Street is a contemporary, three-storey apartment building. Each floor has a repetitive design featuring blonde brick walls, a rendered corner balcony with aluminium-framed doors and windows. The property also has a flat roof with a prominent edge trim.	Uncharacteristic








Address	Heritage Item	Image	Rationale	Classification
			The building does not originate from the significant era of development of the HCA, and the contemporary design, scale, and form are not representative of the significance or character of the area.	
<b>75 Shoalhaven Street</b>	No		No. 75 Shoalhaven Street is a two-storey, contemporary unit building of masonry construction. It features a flat roof and a garage built into the elevated foundation. The primary façade features Victorian inspired detailing, including faux quoins and decorative parapet mouldings. The building does not originate from the significant era of development of the HCA, and the contemporary design, scale, and form are not representative of the significance or character of the area.	Uncharacteristic
<b>79 Shoalhaven Street</b> Also known as 45 Bong Bong Street	No		No. 79 Shoalhaven Street is a single-storey, Victorian building of weatherboard construction with significant modifications, including a substantial rear addition. The property is located on a corner lot, and its primary façade fronts Shoalhaven Street. The property is built on elevated stone foundations as a response to the sloping land. Masonry steps allow access to the wraparound verandah that is enclosed by iron lace balustrades and aluminium posts.	Contributory




Address	Heritage Item	Image	Rationale	Classification
			Although modified, the property originates from the significant era of development, retains the form and style that is characteristic to the area, and positively contributes to the HCA.	
<b>81 Shoalhaven Street</b>	No		No. 81 Shoalhaven Street is a single-storey, semi-detached late twentieth-century dwelling built above a garage. The façade features symmetrical fenestration, characterised by aluminium-framed, glazed French doors. The property has a flat roof and vertical weatherboard cladding. It has a deep setback from the street. The property does not originate from the significant era of development in the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic
<b>81A and 81B Shoalhaven Street</b>	No		No. 81A and No. 81B Shoalhaven Street is a contemporary, two-storey, semi-detached residence of masonry construction. The façade features symmetrical fenestration, characterised by two sets of aluminium-framed, glazed French doors. The property has rendered walls and a butterfly roof. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
83 Shoalhaven Street	No		No. 83 Shoalhaven Street is a single-storey, mid-twentieth century residence with elements of the Functionalist style. The building is constructed of masonry, with a garage built in the elevated foundations. The building is set back from the street by landscaped gardens and brick retaining walls. Originally red face brick, the façade has been painted a lighter colour. It features original timber-framed spandrel windows and a balcony courtyard with a contemporary glass balustrade. Although modified, the property respects the design, form and scale of the area and demonstrates a significant era of development in Kiama.	Contributory
87 Shoalhaven Street	No		No. 87 Shoalhaven Street is a detached, single-storey interwar dwelling in the P&O Functionalist style. It is constructed of red face brick with a garage constructed in the elevated foundations. The house has a low-pitched hipped roof of Marseille tiles. The primary eastern elevation features projecting bays with original timber-framed windows, a curvilinear awning and a small balcony courtyard with a contemporary balustrade. The house is set back from the street by a landscaped garden with hedged elements. It is enclosed by a masonry retaining wall and fence. The house is an excellent example of a	Contributory  Recommended for heritage listing





Address	Heritage Item	Image	Rationale	Classification
			modest interwar dwelling with restrained P&O Functionalist design. It features several Functionalist elements, such as the curved façades, bold panels of glazing, and a curved verandah. It displays a good degree of integrity and is a rare example of its kind within the Kiama area, representing of the postwar period of development in the HCA	
<b>89 Shoalhaven Street</b>			No. 89 Shoalhaven Street is a detached, single-storey Post-war dwelling constructed of weatherboard on elevated foundations. There have been significant modifications to the front of the property, including a verandah addition and a masonry garage structure. The house features a hipped roof with a gable end extension over the verandah. The façade features weatherboard cladding, timber-framed windows and French doors. The form, scale and design of the original house have been obscured but could be reversed to improve its contribution to the conservation area.	Neutral
<b>91 Shoalhaven Street</b>	Yes		No. 91 Shoalhaven Street is a substantial single-storey, Interwar California style bungalow. Its scale and form are representative of a period of significant development in Kiama.	Existing heritage item



Address	Heritage Item	Image	Rationale	Classification
93 Shoalhaven Street	No	 <p>Council photo also obscured</p>	No. 93 Shoalhaven Street is a two-storey postwar dwelling of masonry construction. The façade features face brick walls, aluminium-framed windows and a balcony enclosed with tinted glazing. The property has a prominent setback from the street and is obscured by landscaped gardens and low retaining stone walls. Its form, design, scale and materiality are uncharacteristic to the area.	Require better photo to accurately determine the classification
95 Shoalhaven Street	No		No. 95 Shoalhaven Street is a single-storey postwar dwelling built on brick foundations. The façade is clad in weatherboard and features timber-framed windows. It appears a balcony has been removed from the front elevation. It is significantly obscured from the street by several trees both in the front garden and on the nature strip. The property originates from a significant era of the HCA although it has been modified.	Neutral
97 Shoalhaven Street	No		No. 97 Shoalhaven Street is a detached, single-storey, late Victorian/early Federation cottage. It is constructed of weatherboard on elevated masonry foundations with a high-pitched hipped and gabled roof of corrugated iron. The façade features a decorative timber finial, a three-bay casement window with coloured glass, and an awning, typical of the period.	Contributory

Address	Heritage Item	Image	Rationale	Classification
			There is also a wraparound verandah supported by timber posts with decorative brackets. Modifications to the property include a basement level and contemporary timber balustrades; however, it remains a good example of its type, form, massing and scale. It makes a strong contribution to the significance and character of the HCA.	
<b>99 Shoalhaven Street</b>	No		No. 99 Shoalhaven Street is a detached, single-storey, late Victorian/early Federation cottage. Constructed of weatherboard, the residence has a high-pitched hipped and gabled roof of corrugated iron with a narrow masonry chimney. Decorative timber gable ends and timber-framed windows feature on the façade, as does a wraparound verandah supported by metal posts. The property has been modified, but it is a fair example of its type, displaying a common form, massing and scale seen throughout Shoalhaven Street. It makes a strong contribution to the significance and character of the HCA.	Contributory
<b>101 Shoalhaven Street</b>	No		No. 101 Shoalhaven Street is a two-storey, contemporary residence. It is constructed of blonde brick and has a hipped Colorbond roof with a projecting gable. The primary elevation features a glazed balcony, with large aluminium-framed windows. The building	Uncharacteristic








Address	Heritage Item	Image	Rationale	Classification
			does not originate from the significant era of development of the HCA and its form, scale and materiality do not represent the values of the HCA.	
<b>103 Shoalhaven Street</b>	No		No. 103 Shoalhaven Street is a single-storey, postwar weatherboard cottage on a brick base with a concrete tiled roof. It has been altered with the addition of new cladding, decorative window mouldings and a picket fence. Although modified, the property is representative of a significant period of the HCA.	Neutral
<b>105 Shoalhaven Street</b>	No		No. 105 Shoalhaven Street is single-storey, postwar weatherboard cottage built on elevated masonry foundations. It has had significant modifications, including a new Colorbond roof, weatherboard cladding, and a wide verandah addition. The windows on the façade have also been replaced, as has the front door. The property originates from the significant era of development of the HCA, but has been the subject of unsympathetic modifications that reduce its ability to contribute to the character and significance of the area.	Neutral




Address	Heritage Item	Image	Rationale	Classification
<b>105–109 Shoalhaven Street (Gasworks)</b>	Yes		No. 105–109 Shoalhaven Street is the site of the former gasworks. It is a fenced industrial site with a single-storey brick building that is currently boarded up and remains disused. The site is mainly open asphalt, with a section of grass and mature native trees. It is currently used for storage, and several shipping containers are present on site.	Existing heritage item
<b>111 Shoalhaven Street</b>			No. 111 Shoalhaven Street is a two-storey, contemporary commercial building. It has a narrow profile with a flat, slanted roof and simple fenestrations. The primary elevation is clad in fibre cement; however, the ground floor façade is obscured by prominent signage. The property does not represent the historic or aesthetic values of the HCA.	Uncharacteristic
<b>113–115 Shoalhaven Street</b>	No		No. 113–115 Shoalhaven Street is an industrial site with a steel shed and a yard cover to the back of the lot. The site is primarily	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
			asphalt, and is used as storage space. It is enclosed by a mesh wire fence and hedges. The site does not represent the values of the HCA.	
<b>117 Shoalhaven Street</b>	No		No. 117 Shoalhaven Street is a single-storey dwelling that appears to originate from the mid-twentieth century. It is constructed on low brick foundations and clad with weatherboard. The façade features simple aluminium-framed windows, an open masonry verandah with metal posts, and a corrugated iron awning to match the flat roof. The property has an open front lawn without any fencing. Its form, materiality and design are unsympathetic to the values of the HCA.	Uncharacteristic
<b>119 Shoalhaven Street</b>	Yes		No. 119 Shoalhaven Street is a detached, single-storey Federation cottage. The cottage is constructed of weatherboard on bluestone foundations and has a high-pitched hipped and gabled roof with a painted masonry chimney. The primary elevation features a decorative, filigree style timber bargeboard with a finial, timber panelling in the gable, and original, timber-framed sash windows. An open, wraparound bullnose verandah with a skillion roof is supported by timber posts with decorative brackets. The house is set back within an established garden and is enclosed by a	Contributory






Address	Heritage Item	Image	Rationale	Classification
			<p>contemporary picket fence.</p> <p>The house is a good example of its type, retaining much of its original form and fabric. It makes a strong contribution to the significance and character of the HCA.</p>	
<b>119A Shoalhaven Street</b>	No		<p>Although no street view was available from the public domain, no. 119A Shoalhaven Street appears to be a contemporary structure.</p>	Uncharacteristic
<b>121 Shoalhaven Street</b>	Yes		<p>No. 121 Shoalhaven Street is a detached, two-storey weatherboard residence with Victorian elements. It has been the subject of modifications, including the introduction of contemporary sash windows and glazing to gable ends. The building retains common stylistic elements that represent the values of the HCA.</p>	Contributory
<b>125 Shoalhaven Street</b>			<p>No. 125 Shoalhaven Street is a single-storey red face brick, terracotta tiled roof dwelling originating from the mid-twentieth century. The house is on a corner, and its northern façade faces Barney Street. The property retains most of its original features, such as its timber-framed doors and windows. The house originates from the significant era of development of the HCA and provides a positive contribution</p>	Contributory




Address	Heritage Item	Image	Rationale	Classification
			through its scale and form.	
<b>Shoalhaven Street—Eastern Side</b>				
<b>72 Shoalhaven Street 'Dalmeny'</b>	Yes		No. 72 Shoalhaven Street is a two-storey, late Victorian building of masonry construction that has undergone significant modification and restoration. Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.	Existing heritage item
<b>74 Shoalhaven Street</b>	Yes		No. 74 Shoalhaven Street is a single-storey Federation weatherboard cottage. It is constructed on masonry foundations and has a hipped and gabled roof of corrugated iron with a rendered masonry chimney. The primary elevation features a projecting gable bay with decorative timber detailing, timber shingles and timber-framed sash windows. It also has an open verandah with a skillion roof and a contemporary	Existing heritage item  Recommended for de-listing and re-classification as a contributory item

Address	Heritage Item	Image	Rationale	Classification
			balustrade. The house has been substantially altered by a two-storey rear addition, the replacement of original fabric and the introduction of the uncharacteristic masonry fence. The primary façade retains a good degree of integrity and positively contributes to the streetscape.	
<b>80 Shoalhaven Street</b>	No		No. 80 Shoalhaven Street is a two-storey, Federation weatherboard dwelling built on a steep sloping lot. It has a hipped and gabled roof of Colorbond that is visible from Shoalhaven Street, while part of the property is obscured by hedge elements. The façade features a decorative timber bargeboard, a circular gable vent and metal valance on the verandah awning. The north elevation has been altered with new window openings. Despite alterations, it is representative of early twentieth century development in the HCA.	Neutral
<b>82 Shoalhaven Street</b>	No		No. 82 Shoalhaven Street is a detached single-storey, weatherboard dwelling built on brick pier foundations. The property shares a single lot with 84 Shoalhaven Street. The building appears to be constructed c1980 featuring a hipped roof with nested gables, timber bargeboards and timber-framed windows. The property is obscured from the street by mature	Neutral







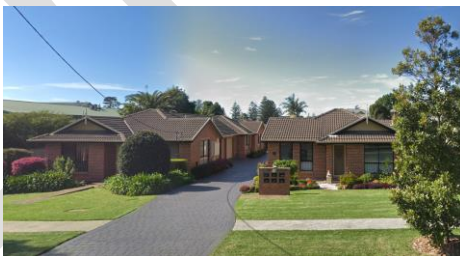
Address	Heritage Item	Image	Rationale	Classification
			hedges and native trees. The property does not originate from a significant era of the HCA, however it generally conforms to the form, scale and materiality of the HCA.	
84 Shoalhaven Street			No. 84 Shoalhaven Street is a detached, single-storey weatherboard dwelling. The property shares a single lot with 82 Shoalhaven Street. The building appears to be constructed c1980 featuring a hipped roof with nested gables, timber bargeboards and timber-framed windows. The property is obscured from the street by mature hedges and native trees. The property does not originate from a significant era of the HCA, however it generally conforms to the form, scale and materiality of the HCA.	Neutral
86 Shoalhaven Street	No		No. 86 Shoalhaven Street is a detached, single-storey Federation cottage. Constructed of weatherboard, it has a high-pitched hipped and gabled roof of Colorbond. The primary elevation has decorative timber panels in the projecting gable along with timber-framed windows, possibly original, and a contemporary awning. It also features an open verandah with timber posts. The house is set back from the street by a pleasant garden and a contemporary timber picket fence. The house is partially concealed from view by the slope of the land.	Contributory





Address	Heritage Item	Image	Rationale	Classification
			It is a good and highly externally intact example of its type in the area. It retains a good degree of original fabric and displays several characteristic design elements. It makes a strong contribution to the significance and character of the HCA.	
<b>88 Shoalhaven Street</b>	No		<p>No. 88 Shoalhaven Street is a detached, single-storey Interwar California bungalow. The house is constructed of weatherboard and has a low-pitched hipped and gabled roof of corrugated iron with nested gables and a masonry chimney. The primary elevation features a projecting bay with an aluminium-framed window with a reproduction awning, as well as a timber finial on the gable. The verandah has a skillion roof and has since been enclosed with glazing. Although modified, the property remains a good example of an Interwar California bungalow in the Kiama area. It displays a common scale and form, and characteristic elements such as the nested gable with extended eaves. It is representative of the development of housing in the area. It makes a strong contribution to the significance and character of the HCA.</p>	Contributory

Address	Heritage Item	Image	Rationale	Classification
90 Shoalhaven Street	No		No. 90 Shoalhaven Street is under construction. It does not originate from the original era of development of the HCA and its form and scale are inconsistent with its established character.	Uncharacteristic
94 Shoalhaven Street	No		<p>No. 94 Shoalhaven Street is a detached, single-storey Interwar California bungalow. The house is constructed of weatherboard and has a low-pitched hipped and gabled roof of corrugated iron with nested gables and a masonry chimney. The house features a projecting gable bay and an open verandah on the primary elevation. The gable bay features an aluminium-framed window with a reproduction awning. The verandah has a skillion roof of corrugated iron and a contemporary door.</p> <p>The property is a modest example of its type and has been modified, but it retains a comparable scale, form and materiality to similar examples in the area. It makes a strong contribution to the significance and character of the HCA.</p>	Contributory
96 Shoalhaven Street	No		No. 96 Shoalhaven Street is a modest postwar weatherboard cottage with significant modifications to the roof, cladding and a garage addition. The façade features an open concrete verandah and an extended gable awning.	Neutral





Address	Heritage Item	Image	Rationale	Classification
			supported by timber posts and decorative brackets. The property originates from the significant era of development of the HCA. Although modified, its modest scale is consistent with the area.	
<b>98 Shoalhaven Street</b>	No		No 98. Shoalhaven Street is a detached, single-storey late Victorian cottage. The residence is constructed of weatherboard with a high-pitched hipped and gabled roof clad in tiles. The house fronts Shoalhaven Street and has a projecting gable bay on the primary western elevation. This bay features a decorative filigree timber bargeboard with two contemporary windows and a contemporary awning. The primary elevation also features an open verandah with a tiled skillion roof supported by timber posts with decorative timber brackets. The doors and windows appear to have been replaced. The house is set back from the street by a pleasant garden that is enclosed by a contemporary picket fence. Although modified, it is a good example of its type and retains a good degree of integrity. It makes a strong contribution to the significance and character of the HCA.	Contributory



Address	Heritage Item	Image	Rationale	Classification
<b>98A Shoalhaven Street</b>	No		No. 98A Shoalhaven Street is a contemporary residence of masonry with fibre cement sheet cladding. The design comprises protruding rectangular forms with a low skillion roof. The house does not originate from the significant era of development of the HCA and its scale, form and materials are uncharacteristic to the area.	Uncharacteristic
<b>100 Shoalhaven Street</b>	No		No. 100 Shoalhaven Street is a commercial property also known as Kiama Bowling & Recreation Club. The building that occupies the southern side of the lot is constructed of masonry with fibro additions to the south façade. Introduced in the 1920s, the site largely comprises of well-maintained lawns for the purpose of bowling. Its historical values make a positive contribution to the HCA and an understanding of the development of Kiama.	Contributory
<b>114 Shoalhaven Street</b>	No		No. 114 Shoalhaven Street is a multi-residential complex comprised of six face brick villas aligned on either side of the driveway. Each dwelling features medium-pitched gable roofs, aluminium-framed windows, and doors with minimal detailing. The complex does not originate from the significant era of development of the HCA and its scale, form and materials are uncharacteristic to the area.	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
<b>116 Shoalhaven Street</b>	No		No. 116 Shoalhaven Street is a multi-residential complex comprised of masonry villas with rendered façades and medium-pitched gable roofs. The type, form and materiality does not represent the values of the HCA.	Uncharacteristic
<b>118 Shoalhaven Street</b>	No		No. 118 Shoalhaven Street is single-storey, postwar weatherboard cottage with a face brick foundation and a hipped roof. The primary elevation has been modified with new cladding and fitted with three vertical profile windows. Although modified, the property is representative of the significant period of development of the HCA.	Neutral
<b>120 Shoalhaven Street</b>	No		No. 120 Shoalhaven Street is single-storey, postwar weatherboard cottage with a face brick foundation and a hipped roof. The primary elevation has been modified with new cladding and fitted with contemporary multi-pane windows. A brick chimney features on the south elevation and is visible from the street. Although modified, the property represents the significant period of development of the HCA.	Neutral
<b>122 Shoalhaven Street</b>	No		No. 122 Shoalhaven Street is a large two-storey, faux Federation dwelling originating from the late twentieth century. The building is constructed of masonry with a medium-pitched roof with battened gable ends, timber bargeboards and	Uncharacteristic





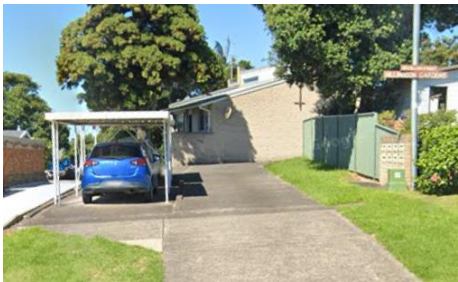


Address	Heritage Item	Image	Rationale	Classification
			finials. The complex does not originate from the significant era of development of the HCA and its scale, form and materials are uncharacteristic to the area.	
<b>124 Shoalhaven Street (Cnr of Barney Street) (also known as 33 Barney Street)</b>	Yes	 	<p>No. 124 Shoalhaven Street is a detached, single-storey Federation bungalow. Constructed of weatherboard on bluestone foundations, the house has a hipped roof of corrugated iron and a rendered masonry chimney. The house has a wide verandah supported by timber posts with a contemporary balustrade. This verandah formerly wrapped around to the west, but it has been enclosed. It appears that the house features a combination of original and contemporary windows. The property is set back from the street by landscaped grass. Although modified, the house retains its original form and scale and can be understood as a Federation residence. It makes a strong contribution to the significance and character of the HCA.</p>	Contributory




Address	Heritage Item	Image	Rationale	Classification
<b>Collins Street</b>				
<b>64 Collins Street</b>	Yes		No. 64 Collins Street contains a single-storey dwelling built in the 1960s, which is currently in use as a childcare centre. The external walls are of rendered masonry. The building has a simple hipped roof with a street-facing projecting gable and finials. Despite modifications, the scale and form are sympathetic to the HCA.	Neutral
<b>66 Collins Street</b>	No		No. 66 Collins Street consists of a single-storey Interwar California bungalow constructed on elevated foundations due to the topography. The dwelling exhibits many features typical of its period and style, including weatherboard external walls, gabled roofs marked by timber battens and bargeboards. The front verandah consists of rendered brick and timber posts. The original panelled entrance door is still intact. While the dwelling has undergone extensive modifications to the interiors and rear, the original scale, form and features of the original dwelling are still legible. Dating from a significant period of development of the HCA, the scale, form and materiality of the dwelling is characteristic of the HCA.	Contributory

Address	Heritage Item	Image	Rationale	Classification
68 Collins Street	No		<p>No. 68 Collins Street consists of a detached, single-storey interwar cottage which has been heavily modified. The house is constructed of weatherboard on elevated foundations. It fronts Collins Street to the west and has a low-pitched hipped roof of tiles. The primary elevation features a verandah with a skillion roof of corrugated iron, which has since been enclosed by contemporary glazed panels. The primary elevation features a modified panel of decorative glazing and a circular window. The house is set back from the street by landscaping and is partially concealed by mature plantings.</p> <p>Although the property retains several common characteristics to similar interwar properties, including its scale, materiality roof form and the projecting bay, it has been heavily modified to accommodate its current commercial use and no longer makes its original contribution to the significance or character of the HCA.</p>	Neutral
70 Collins Street	Yes		<p>No. 70 Collins Street is a detached, single-storey interwar dwelling in the P&amp;O Functionalist style. The house is constructed of polychromatic face brick on elevated foundations and has a low-pitched hipped roof of Marseille tiles. The property demonstrates several characteristics of the P&amp;O Functionalist style, including use of</p>	Contributory  Recommended for heritage listing








Address	Heritage Item	Image	Rationale	Classification
			asymmetrical massing, rounded corners and curved glass. The house is set back from the street by a landscaped garden with a masonry retaining wall and fence. The property is highly intact and a rare example of the use of Functionalist design for residential housing within the Kiama area.	
<b>72 Collins Street</b>	Yes		No. 72 Collins Street is a detached, single-storey late Victorian residence. It was built and occupied by the Hindmarsh family during a period of growth in Kiama due to the arrival of the railway line. The property is constructed of rendered masonry and has a hipped roof of corrugated iron with a rendered masonry chimney. A verandah with a skillion roof of striped corrugated iron features on the primary western façade. Although modified, it is a good example of a modest masonry house in Kiama and holds significant historical value.	Contributory  Recommended for heritage listing
<b>74 Collins Street</b>	Yes		No. 74 Collins Street is a late 20 <sup>th</sup> century two storey, brick masonry dwelling. The property is concealed by heavy planting. Despite its modest scale, its form, materiality and obscured view from street, it is not complementary to the character of the HCA and it does not originate from a significant era of development.	Uncharacteristic




Address	Heritage Item	Image	Rationale	Classification
<b>80 Collins Street</b>	No		No. 80 Collins Street consists of a group of seven contemporary dwellings of pitched roof forms covered with Colorbond and brick masonry walls fitted with aluminium-framed windows. The complex does not originate from the significant era of development of the HCA. The building's typology, setting within a large lot and overall materiality is unsympathetic to the character of the HCA.	Uncharacteristic
<b>82 Collins Street</b>	No		No. 82 Collins Street consists of a single-storey dwelling built in the late twentieth century with a pitched tiled roof, brick masonry external walls and a small verandah to the primary façade. Despite its modest scale, its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from a significant era of development.	Uncharacteristic
<b>84 Collins Street</b>	No		No. 84 Collins Street comprises a single-storey contemporary dwelling with a pitched tiled roof, brick masonry external walls and garage doors to the primary façade. Despite its modest scale, its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from the significant era of development.	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
<b>86 Collins Street</b>	No		No. 86 Collins Street comprises a two-storey dwelling built in the late twentieth century with a pitched Colorbond roof, brick masonry external walls and garage doors to the primary façade. Its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from the significant era of development.	Uncharacteristic
<b>88 Collins Street</b>	No		No. 88 Collins Street consists of a two-storey contemporary structure of painted masonry and lightweight construction. The primary façade features aluminium-framed windows and a garage door. It does not originate from the significant era of development, and its scale, architectural style and materiality detract from the character of the HCA.	Uncharacteristic
<b>Barney Street</b>				
<b>19 Barney Street</b>	Yes		No. 19 Barney Street comprises a single-storey interwar weatherboard cottage. Despite having been moved to its current location, the property retains a large amount of its original fabric including timber sash windows, over window awnings, a finial and decorative timber detailing to the front façade gable. A small entrance porch sits to the right of the building, and a later lightweight addition is attached to the opposite side of the building. It is a fine representation of an	Contributory  Recommended for heritage listing








Address	Heritage Item	Image	Rationale	Classification
			interwar cottage in the Kiama region.	
<b>23 Barney Street</b>	Yes		No. 23 Barney Street is a single-storey interwar California bungalow. The façade is roughcast rendered finish as are the three large columns supporting the verandah. Brick features on the verandah balustrade and on the front fence. It also retains original timber casement windows with coloured glass accents. The property has undergone minimal modifications and is a good example of its type in the Kiama region.	Contributory  Recommended for heritage listing
<b>25 Barney Street</b>	No		No. 25 Barney Street is a single-storey interwar California bungalow with a significant rear extension. The dwelling is constructed of weatherboard with a low-pitched roof with nested gables. Original timber shingles have been painted to match the façade. The building features an original timber framed window in the gable bay, and has a low, wide verandah with a brick balustrade. Although the rear addition is substantial, the building otherwise displays a good degree of integrity and makes a positive contribution to the streetscape.	Contributory




Address	Heritage Item	Image	Rationale	Classification
27 Barney Street	No		No. 27 Barney Street is a single-storey weatherboard cottage. Numerous alterations and additions have obscured any original fabric, except the masonry chimney. The house has a hipped Colorbond roof, with an awning front verandah supported by square steel columns. The attached single garage at the front left of the property may be a later addition. Although modified, it retains the significant scale and form of the HCA.	Contributory
29 Barney Street	No		No. 29 Barney Street is a single-storey brick house with a double-hipped tin roof. A lightweight entry porch at the front is a later addition. New aluminium-framed windows have replaced timber windows, with some evidence of original timber doors and windows. A lightweight single garage has been added to the right side of the building with a single concrete pad for parking. The size and character of the dwelling are typical of the area.	Neutral
24 Barney Street	Yes		No. 24 Barney Street is a single-storey weatherboard cottage built in the late nineteenth century. The scale, form and materiality of the dwelling contributes positively to the HCA.	Existing heritage item

Address	Heritage Item	Image	Rationale	Classification
26 Barney Street	No		No. 26 Barney Street comprises a single-storey post-war fibro house with a pitched Colorbond roof and detached double garage at the rear of the block. The house has timber-framed windows. Although constructed of fibro, the dwelling exhibits a modest cottage scale and form that is characteristic to the area, preserving a significant set-back.	Neutral
28 Barney Street	No		No. 28 Barney Street is a contemporary, two-storey, semi-detached residence of lightweight masonry construction. The front façade is dominated by the garage, with rendered walls and a painted aluminium roller door. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.	Uncharacteristic
30 Barney Street	No		No. 30 Barney Street is a contemporary, three-storey block of four townhouses of lightweight masonry construction. Tenancy garages sit at ground level, with a single stencilled concrete driveway accessing them all. The front façade is of lightweight cladding and framing with dark brick accents and rendered masonry walls. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.	Uncharacteristic










Address	Heritage Item	Image	Rationale	Classification
<b>32 Barney Street</b>	No		No. 32 Barney Street features a single-storey post-war era fibro house, set on a brick foundation with a tiled roof. A concrete strip driveway sits to the left of the site. Timber double-hung sash windows dot the front façade at equal spacing. The dwelling is larger than other examples in the area, although it retains the significant scale and form of the HCA.	Neutral
<b>35 Barney Street</b>	No		No. 35 Barney Street is a weatherboard house with a tiled hipped roof. Located on a corner lot, its front façade faces Shoalhaven Street. The site slopes up towards Barney Street. The house has a garage and enclosed verandah. Despite modifications, the property retains the scale, form and materiality of the HCA.	Neutral
<b>37 Barney Street</b>	No		No. 37 Barney Street is a single-storey weatherboard house with a tiled gable end roof, which appears to originate from the mid-twentieth century. It has aluminium windows and doors with external roller shutters, and a lightweight carport at the rear. It has a modest scale and character that reflects characteristic development of the HCA, although it is modified removing its characteristic materials and details.	Neutral




Address	Heritage Item	Image	Rationale	Classification
<b>39 Barney Street</b>	Yes		No. 39 Barney Street is a single-storey weatherboard cottage built in the late nineteenth century, with later additions. The façade has been restored and modernised, including its windows and front door. A hipped Colorbond roof covers the main building, with skillion roof extending the length of the façade verandah. Simple aluminium posts provide support. A painted timber panel fence defines the front boundary, appropriate to the era. Despite modifications, the building contributes to the significance and character of the HCA at a high level.	Contributory
<b>41 Barney Street</b>	Yes		No. 41 Barney Street is a single-storey weatherboard cottage with a tiled, hipped roof, built in the late nineteenth century. It has a traditional verandah that extends across the width of the front façade. The roof tiles are likely to have replaced a metal roof and the original chimney is retained. The timber windows and door appear to be original. The verandah has timber posts and provide support, with decorative metal lace work, unlikely to be original. The wire front fence is unsympathetic. This house makes a strong contribution to the significance and character of the HCA.	Contributory

Address	Heritage Item	Image	Rationale	Classification
<b>43 Barney Street</b>	No		No. 43 Barney Street is a single-storey weatherboard house with a tiled gable end roof. It has aluminium windows and doors with fitted external roller shutters, and a protruding lightweight entry porch. It has a modest scale and character that reflects the characteristic development of the HCA, but does not originate from the original era of development of the HCA.	Neutral
<b>45 Barney Street</b>	No		No. 45 Barney Street, called Bluestone, is a single-storey weatherboard and fibro cottage that appears to date from the mid-twentieth century. Timber windows and doors have been restored or replaced. It has a reverse skillion Colorbond roof. A skillion roof verandah extends across the width of the front façade. It has a rear addition and a garage addition at the side. Although not from the significant era of development of the HCA, it has a scale and character that allow it to sit neutrally within the streetscape.	Neutral
<b>47 Barney Street</b>	No		No. 47 Barney Street is a single-storey 1970s era brick cottage with blonde brick walls and an asymmetric skillion roof. Although not from the significant era of development of the HCA, it has a scale and character that allow it to sit neutrally within the streetscape.	Neutral






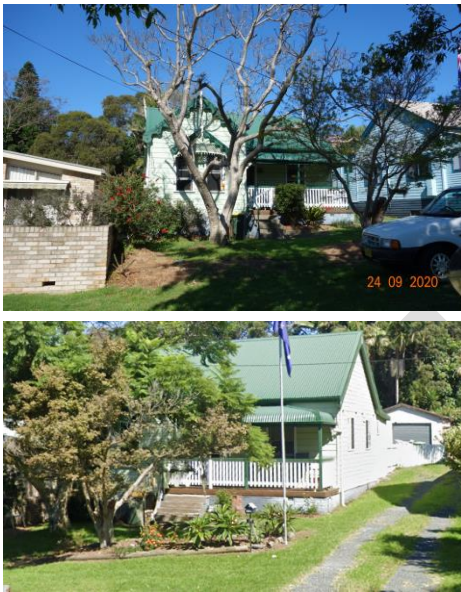


Address	Heritage Item	Image	Rationale	Classification
<b>49 Barney Street</b>	No		No. 49 Barney Street is a late 20 <sup>th</sup> century rendered masonry dwelling with aluminium frames windows and timber framed doors. Despite its modest scale, its form, materiality and architectural features are not complementary to the character of the HCA and it does not originate from a significant era of development.	Uncharacteristic
<b>51 Barney Street</b>	No		No. 51 Barney Street is a 1980s single-storey brick house, with blonde brick walls and tiled hipped roof. A projecting gable roof sits over the single garage and front entrance, with brick arches framing the openings. Although not from the significant era of development of the HCA, it has a scale and character that allow it to sit neutrally within the streetscape.	Neutral
<b>53 Barney Street</b>	No		No. 53 Barney Street is a single-storey building that appears to originate from the late twentieth century. It sits on a gently sloping site. It has a low-pitched terracotta tiled roof. The building is not from the significant era of development of the HCA, and its character does not reflect the heritage values of the HCA.	Uncharacteristic
<b>40 Barney Street</b>	No		No. 40 Barney Street is a newly constructed, contemporary, three-storey building of timber and masonry construction. It has a flat roof form and features a scale, form and materials that are uncharacteristic to the	Uncharacteristic



Address	Heritage Item	Image	Rationale	Classification
			HCA. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.	
<b>42 Barney Street</b>	No		No. 42 Barney Street is a two-storey red brick and rendered house with a hipped Colorbond roof. A large addition with a hipped roof and glass balustrade protrudes forward from the primary elevation. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.	Uncharacteristic
<b>46 Barney Street</b>	No		No. 46 Barney Street is a single-storey weatherboard cottage built in the late nineteenth century. The dwelling has a high-pitched hipped roof of colorbond, with a timber front door and windows which have been modernised. Despite modifications, and the alteration of the setting, the property represents a significant period of development in the HCA, retaining the characteristic scale, form, and materiality.	Contributory
<b>48 Barney Street</b>	No		No. 48 Barney Street contains a one and two storey rendered brick building with a hipped tiled roof, which appears to date from the mid-late twentieth century. The dwelling has undergone some modifications, however, it generally respects the form and	Neutral

Address	Heritage Item	Image	Rationale	Classification
			character of the area and does not detract from the streetscape.	
<b>50 Barney Street</b>	No		No. 50 Barney Street is a two storey weatherboard house, elevated at front on exposed masonry footings, with a tiled hip roof. The house does not originate from the significant era of development of the HCA and its scale is not consistent with the area. However, the use of weatherboard is consistent with the surrounding area.	Neutral
<b>52 Barney Street</b>	No		No. 52 Barney Street is a double-storey late twentieth-century brick dwelling, with blonde brick walls, a low tiled roof and aluminium windows. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.	Uncharacteristic
<b>54 Barney Street</b>	No		No. 54 Barney Street is a late-twentieth century 'Queenslander' style, two-storey rendered brick building with a gabled roof. It has a large wraparound verandah, and has carparking at ground level. The house does not originate from the significant era of development of the HCA and its scale and character do not contribute to the significance of the area.	Uncharacteristic








Address	Heritage Item	Image	Rationale	Classification
55 Barney Street	Yes		No. 55 Barney Street contains a weatherboard cottage built in the late nineteenth century, with later additions. The front façade has been modified, with the enclosure of a verandah between the two gable bays, with the modernisation of details including windows and timber moulding with traditional detailing. A new Colorbond roof with a steep pitch, set back from the front façade, contains a loft addition. Despite modifications, this building makes a strong contribution to the significance and character of the HCA.	Contributory
56 Barney Street			No. 56 Barney Street is a collection of four detached single-storey villas in a light-coloured brick with skillion roofs. The complex does not originate from the significant era of development of the HCA and its scale and character do not contribute to the significance of the area.	Uncharacteristic
57 Barney Street			No. 57 Barney Street is a single-storey, weatherboard house with a concrete tiled hip roof and projecting gable, and metal verandah. It has a lightweight garage and carport addition to the right side. A low stone wall marks the front boundary. It appears to be a mid-century home, dating from a significant period of development in the HCA. It is consistent with the form and scale of similar dwellings and	Contributory




Address	Heritage Item	Image	Rationale	Classification
			contributes to an understanding of the historic development of the HCA.	
<b>58 Barney Street</b>	Yes		No. 58 Barney Street is a single-storey weatherboard cottage, appearing to originate from the early twentieth century. The building displays the typical scale, form and materiality of the HCA. The building makes a strong contribution to the significance of the HCA through its typology, scale, character, and the retention of its landscaped setback	Contributory
<b>60 Barney Street</b>	No		No. 60 Barney Street is a single-storey weatherboard cottage with hipped and gabled roof of sheet metal. The building maintains the significant scale and form of the area, representing a significant period of development in the HCA. The landscaping is unusual for the street; however, the materials and proportions of the building contribute positively to the HCA.	Contributory
<b>62 Barney Street</b>			No. 62 Barney Street is a single-storey building of rendered brick with a hipped and gabled roof. The building appears to be a modified early-mid twentieth century building. The gable bay features contemporary windows with a stone sill, and a reconstruction bargeboard. The dwelling is set back from the street by a	Neutral

Address	Heritage Item	Image	Rationale	Classification
			landscaped garden and enclosed by a masonry fence. Despite being highly modified, it retains the scale of the HCA and significant setbacks. It does not detract from the streetscape.	
Railway Parade—Western Side				
<b>2 and 4 Railway Parade</b>	Yes		<p>No. 2 Railway Parade consists of a two-storey late Victorian/early Federation weatherboard semi-detached dwelling which forms a pair along with 4 Railway Parade. The dwelling is largely intact, displaying features characteristic of its style and period, including a pitched roof form with a projecting gable bay, original brick chimney, a faceted bay window exhibiting a decorative timber cornice and frieze moulding and turned timber detailing, and timber fretwork to the entryway and decorative brackets.</p> <p>The dwelling is a good example of its type and contributes to the historic and aesthetic values of the HCA.</p>	Existing heritage item – 2 and 4 Railway Parade
<b>15 Railway Parade</b>	No		<p>No. 15 Railway Parade contains a single-storey weatherboard cottage built in the late nineteenth century. The property is currently in use as a healthcare centre. The front boundary consists of a rendered masonry fence with metal railings. The primary façade is largely intact, exhibiting many original features. The scale, form and materiality of the dwelling contributes positively to the HCA.</p>	Contributory








Address	Heritage Item	Image	Rationale	Classification
17 Railway Parade	No		No. 17 Railway Parade contains a single-storey dwelling constructed in the late nineteenth century, which has undergone significant modifications. The front verandah has been enclosed with fibre cement sheets and fitted with aluminium-framed windows. The external walls of the dwelling are of masonry construction. The timber battens and bargeboards to the gable roof have been retained. Although it has been modified, the modifications can be reversed and therefore the dwelling is considered to make a positive contribution to the HCA.	Contributory
19 Railway Parade	No		No. 19 Railway Parade contains an Interwar California bungalow. The roofing consists of two street-facing gables with timber bargeboards and battens. The front verandah has been enclosed with fibre cement boards and aluminium-framed windows. The rear extensions are modest in scale and not readily visible from the public domain.  While the dwelling has undergone considerable modifications, its original form and architectural style remain legible, and the modifications can be readily reversed. The building currently makes a neutral contribution to the significance and character of the HCA.	Neutral
<b>Bong Bong Street—Southern Side</b>				



Address	Heritage Item	Image	Rationale	Classification
30 Bong Bong Street	Yes		No. 30 Bong Bong Street consists of a dwelling constructed in the mid–late twentieth century. The external walls are of exposed face brick and the roof is tiled. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.	Uncharacteristic
32 Bong Bong Street	Yes		No.32 Bong Bong Street comprises a single-storey Victorian weatherboard cottage. The dwelling features a tiled gable roof, with the original chimney still intact. The cottage has a large addition at the rear. Despite the extensive rear development, the original scale, form and features of the original cottage are still evident and contribute positively to the HCA.	Contributory
34 Bong Bong Street	Yes		The dwelling at 34 Bong Bong Street is a single-storey weatherboard cottage constructed in the late nineteenth century. The street-facing gable roof has a steep pitch and the original chimney to the rear of the dwelling has been retained. The rear extension is modest and largely concealed from Bong Bong Street. While the dwelling has been stripped of many of its original features, the legibility of the original form of the dwelling and its scale provide a positive contribution to the significance and character of the HCA.	Contributory

Address	Heritage Item	Image	Rationale	Classification
36 Bong Bong Street	Yes		No.36 Bong Bong Street contains a single-storey Victorian weatherboard cottage. The dwelling consists of a pitched roof and the original chimney. The front boundary to Bong Bong Street is marked by a tall hedge. The front verandah has a bullnose profile roof. The scale of the rear extension is similar to that of the original dwelling. While some original features have been removed, the dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.	Contributory
38 Bong Bong Street	Yes		The dwelling at 38 Bong Bong Street is a single-storey brick late Victorian cottage. The primary façade of the dwelling is largely intact and exhibits features typical of the period such as a symmetrical form, pyramidal roof, elongated front verandah with decorative metal lacework and fenestration pattern. The dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.	Existing heritage item
42 Bong Bong Street	No		No. 42 Bong Bong Street contains a two-storey contemporary structure of masonry construction. The proportions, façade articulation, flat roof form fenestration pattern and materiality of the dwelling detracts from the setting, historic and aesthetic character of the HCA. The	Uncharacteristic







Address	Heritage Item	Image	Rationale	Classification
			building does not originate from the significant era of development of the HCA, nor does it display its key characteristics, detracting from the character of the area.	
44 Bong Bong Street	Yes		The dwelling at 44 Bong Bong Street is a mid-Victorian cottage that has undergone extensive alterations. Historically, it served as a former manse. While the dwelling has undergone unsympathetic alterations that have diminished its aesthetic value, it is still deemed characteristic of the HCA due to its historical value.	Existing heritage item
46 Bong Bong Street	No		No. 46 Bong Bong Street contains a two-storey contemporary dwelling of rendered masonry external walls and a flat roof. The dwelling is set back considerably from Bong Bong Street and fronted by a low masonry fence and a large lawn. The primary façade consists of French windows and verandahs with a glass balustrade. The contemporary dwelling's form and materiality is incongruous with the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.	Uncharacteristic




Address	Heritage Item	Image	Rationale	Classification
48 Bong Bong Street	No	 <p>(Source: Realestate.com)</p>	48 Bong Bong Street is a late 20 <sup>th</sup> century, two story rendered masonry dwelling. The house does not originate from the significant era of development of the HCA and its scale and character generally detract from the integrity of the area.	Uncharacteristic
50 Bong Bong Street	No		<p>The dwelling at 50 Bong Boong Street is a contemporary two-storey structure of masonry construction. The primary façade comprises a garage door, French windows, a verandah with a glass balustrade and aluminium-framed windows. Its irregular form, fenestration pattern, roof form and materiality detract from the character of the HCA.</p> <p>The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.</p>	Uncharacteristic
52 and 52A Bong Bong Street	No		No. 52 and 52A Bong Bong Street contains a detached, single-storey Interwar California bungalow. The residence is constructed of weatherboard with a low-pitched hipped and gabled roof clad in tiles and a masonry chimney. The property fronts Bong Bong Street to the north. The house appears to have formerly included nested gables, although it appears that a wing may have been introduced which has altered this arrangement. The	Contributory

Address	Heritage Item	Image	Rationale	Classification
			<p>awning over the rear door appears to be a reconstruction.</p> <p>The residence retains its original scale and some original elements, but it is highly modified and contains a high degree of contemporary fabric. However, it is representative of the scale, form and overall character of the HCA.</p>	
<b>54 Bong Bong Street</b>	No		<p>No. 54 Bong Bong Street consists of a two-storey contemporary dwelling set back significantly from Bong Bong Street and located on a higher topography. The dwelling is of masonry construction with a low-pitched roof. The western façade consists of a verandah with a glass balustrade. The French windows are aluminium-framed. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.</p>	Uncharacteristic
<b>56 Bong Bong Street</b>	No		<p>The dwelling at 56 Bong Bong Street is a single-storey late-twentieth century structure. It has a linear form. The primary façade consists of a street-facing gable and a tiled roof with a low pitch. The front verandah consists of a glass balustrade and the windows are aluminium-framed. While the scale of the dwelling is sympathetic to the HCA, its elongated form, fenestration pattern and materiality are</p>	Uncharacteristic







Address	Heritage Item	Image	Rationale	Classification
			inconsistent with the HCA.	
<b>58 Bong Bong Street</b>	No		<p>No. 58 Bong Bong Street is a contemporary new build. The property was under construction at the time of GML's site inspection, thus a full description is not available. It appears to be two-storey in plan and constructed of masonry.</p> <p>The building does not originate from the significant era of development of the HCA, is it likely to display its key characteristics.</p>	Uncharacteristic
<b>Bong Bong Street—Northern Side</b>				
<b>35 Bong Bong Street</b>	No		<p>No. 35 Bong Bong Street consists of a single-storey Victorian cottage. The property is a corner lot, located at the intersection of Bong Bong Street and Railway Parade. The dwelling is elevated on a stone foundation. The property is fronted by a timber picket fence. The front verandah has been enclosed with weatherboard and timber-framed windows. The original chimney is still intact. A modest single-storey garage has been added at a later period. The dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.</p>	Contributory



Address	Heritage Item	Image	Rationale	Classification
37 Bong Bong Street	No		No. 37 Bong Bong Street comprises a single-storey late nineteenth-century weatherboard cottage. The dwelling exhibits several features typical of the period including a front verandah with turned timber posts, and a pitched roof with a masonry chimney. The dwelling consists of a second-storey addition with dormer windows. The front verandah has been partially enclosed. However, despite the modifications to the dwelling, its original architectural style, form, and presentation to the street is largely discernible. The dwelling dates from a significant era of development and its scale, form and materiality contribute positively to the HCA.	Contributory
39 Bong Bong Street	No		No. 39 Bong Bong Street consists of a two-storey dwelling constructed in the postwar period. The external walls are face brick and marked by aluminium-framed windows. The primary façade consists of a small verandah with an ornate fibreglass balustrade. The HCA includes other similar postwar low scale post face brick dwellings; as such, the dwelling does not detract from the character of the HCA..	Neutral

Address	Heritage Item	Image	Rationale	Classification
41 Bong Bong Street	Yes		<p>No. 41 Bong Bong Street consists of a two-storey detached interwar dwelling designed by Hardy Wilson. It is constructed of weatherboard with a complex iron roof. It has a projecting timber verandah recessed under the main roof, and excellent decorative timber panels to columns.</p> <p>The scale, form and materiality of the dwelling make a strong contribution to the significance and character of the HCA.</p>	Existing heritage item
47 Bong Bong Street			<p>The dwelling at 47 Bong Bong Street consists of a two-storey dwelling dating from the 1950s. The external walls are of rendered masonry. The dwelling is marked by aluminium-windows and has a pitched tiled roof with street-facing dormers.</p> <p>Although the building originates from the post-war period, it does not display the key form, scale or key characteristics of the HCA.</p>	Uncharacteristic
49 Bong Bong Street	No		<p>No. 49 Bong Bong Street consists of a single-storey postwar weatherboard cottage with a tiled hipped roof. The original timber-framed windows have been retained. The dwelling consists of a modest rear extension with a skillion roof which is not readily visible from Bong Bong Street. The materiality (weatherboard external</p>	Neutral








Address	Heritage Item	Image	Rationale	Classification
			walls) of the rear extension matches the original dwelling. Its scale, form and materiality is sympathetic to the character of the HCA.	
<b>51 Bong Bong Street</b>	No		No. 51 Bong Bong Street comprises a contemporary single-storey dwelling that has been subdivided into two dwellings. No. 51 Bong Bong Street is constructed of rendered and painted masonry with a hipped roof of terracotta tiles. Although of a similar scale of the neighbouring properties, its form and materiality are not sympathetic to the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.	Uncharacteristic
<b>51A Bong Bong Street</b>	No		51A Bong Bong Street is a contemporary single-storey dwelling located to the rear of 51 Bong Bong Street to the west. The house is modern in character and is constructed of rendered and painted masonry with a hipped roof of terracotta tiles. The property is uncharacteristic within the wider grouping of historical dwellings, although it is not considered to be intrusive.	Uncharacteristic



Address	Heritage Item	Image	Rationale	Classification
53 Bong Bong Street	Yes		<p>No. 53 Bong Bong Street consists of a late Victorian single-storey cottage of rendered masonry with Italianate stylistic influences. The dwelling exhibits many features typical of the period and style including the front verandah, bay windows, hipped roof with projecting gables, timber-framed double-hung windows, original chimneys and gable ends, marked by timber bargeboards and finials. The dwelling is fronted by a small garden to its front with considerable planting.</p> <p>Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.</p>	Existing Heritage Item – 53–57 Bong Bong Street Precinct & Street Trees
55 Bong Bong Street	Yes		<p>No. 55 Bong Bong Street consists of a single-storey weatherboard cottage exhibiting a rural Gothic architectural style. The dwelling exhibits many features typical of the period and style including a distinct roof form with multiple steep gable ends, rendered chimneys, gable ends with timber bargeboards and roof finials, a front verandah with original timber joinery, timber-framed windows of narrow proportions covered with an awning supported by decorative timber brackets.</p> <p>Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.</p>	Existing heritage item – 53–57 Bong Bong Street Precinct & Street Trees

Address	Heritage Item	Image	Rationale	Classification
<b>57 Bong Bong Street</b>	Yes		<p>No. 57 Bong Bong Street is a single-storey Victorian cottage of rendered masonry construction. The dwelling exhibits many features typical of the period and style including a symmetrical form, tiled hipped roof form with chimneys, timber-framed hung windows of narrow proportions, a front verandah and decorative plaster moulding.</p> <p>Its style, form and scale are characteristic of the area, making a positive contribution to the streetscape.</p>	Existing heritage item – <i>53–57 Bong Bong Street Precinct &amp; Street Trees</i>
<b>Belvedere Street</b>				
<b>1 Belvedere Street</b>	No		<p>No. 1 Belvedere Street consists of a two-storey contemporary dwelling located at the corner of Belvedere Street and Noorinan Street. The dwelling is of rendered masonry construction, fitted with aluminium-framed windows. The primary façade is marked by a garage. The form, features and materiality of the dwelling are incongruent with the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.</p>	Uncharacteristic







Address	Heritage Item	Image	Rationale	Classification
<b>1A Belvedere Street</b>	No		No. 1A Belvedere Street consists of a two-storey contemporary dwelling of rendered masonry construction and is fitted with aluminium-framed windows. The primary façade is marked by a garage. The form, features and materiality of the dwelling are inconsistent with the character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.	Uncharacteristic
<b>3 Belvedere Street</b>	No		No. 3 Belvedere Street is a commercial property located on a large lot. The existing structure on the property is a contemporary single-storey pitched roof structure with face brick external walls, fitted with aluminium-framed windows and a carport to its primary façade. The building use, typology, form and materiality are unsympathetic to the residential character of the area. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.	Uncharacteristic
<b>5 Belvedere Street</b>	No		No. 5 Belvedere Street consists of two contemporary commercial buildings located on a large lot. The use of the property, the building typology, form and materiality of the commercial buildings detract from the	Uncharacteristic




Address	Heritage Item	Image	Rationale	Classification
			character of the HCA. The building does not originate from the significant era of development of the HCA, nor does it display its key characteristics.	
<b>Eddy Street</b>				
<b>1 Eddy Street</b>	No		<p>The dwelling at 1 Eddy Street was constructed in the late twentieth century and imitates the detailing of the surrounding buildings including a staggered frontage with street-facing gables marked by decorative timber joinery, timber-framed sash windows and rendered quoins to the edges. The dwelling is two storeys with dormer windows to the side elevations.</p> <p>While the dwelling does not date from a significant era of development of the HCA, its design is sympathetic to the character of the HCA.</p>	Neutral
<b>3 Eddy Street</b>	No		<p>No. 3 Eddy Street comprises a late Victorian single-storey cottage of rendered masonry construction and featuring a hipped roof with a projecting gable. The gable is marked by timber bargeboards and roof finial. The original chimney is intact. The verandah features the original timber joinery and is covered with a bullnose profile roof. The original timber-framed sash windows have been retained. The rear extension is modest and largely concealed from the street. The dwelling originates from the</p>	Contributory

Address	Heritage Item	Image	Rationale	Classification
			significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.	
<b>5 Eddy Street</b>	No		<p>The dwelling at 5 Eddy Street is a late Victorian cottage of rendered masonry construction. The hipped and gabled roof form features the original chimney and is covered by Colorbond. The gable features timber bargeboards and a roof finial. The wraparound verandah to the front and side façade is covered by a bullnose roof. There is a small rear extension which is modest in scale.</p> <p>The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.</p>	Contributory
<b>9 Eddy Street</b>	No		<p>No. 9 Eddy Street consists of a single-storey Federation weatherboard cottage. The dwelling is characterised by a projecting gable which features timber battens and bargeboards. The original timber framed windows have been replaced with aluminium windows. The front verandah has retained its original timber balustrade. The fenestration pattern to the primary façade has also been altered and fitted with aluminium and French windows. The dwelling consists of</p>	Contributory








Address	Heritage Item	Image	Rationale	Classification
			<p>a modest single-storey rear extension.</p> <p>The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.</p>	
11 Eddy Street	No		<p>The dwelling at 11 Eddy Street is a two-storey dwelling constructed in the late twentieth century. The external walls are of brick masonry construction and the primary façade features two garage doors. The form, flat roof structure, fenestration pattern and materiality of the dwelling disrupt the visual consistency of the dwellings along Eddy Street and are uncharacteristic of the HCA.</p>	Uncharacteristic
13 Eddy Street	No		<p>No. 13 Eddy Street consists of an Interwar California bungalow, currently in use for commercial purposes. The primary façade has street-facing gables with timber battens, bargeboards and shingles. Other original features include the timber-framed casement windows and a verandah to the front and side façade, which has been partially enclosed but features original timber balustrade and brackets. The rear extension is not readily visible from Eddy Street. The dwelling originates from the significant era of development of the HCA and is generally intact, providing a</p>	Contributory




Address	Heritage Item	Image	Rationale	Classification
			strong contribution to the character and significance of the HCA.	
15 Eddy Street	No		<p>The dwelling at 15 Eddy Street is a single-storey Interwar California bungalow. The boundary to Eddy Street is fronted by a non-original timber fence. The dwelling exhibits features typical of the style and period, including a truncated gable roof with timber panelling and bulb end bargeboards. The front verandah consists of brick piers. The original timber-framed sash windows have been retained. The rear of the dwelling consists of a rear extension similar in proportion to the original dwelling concealed from the street. The dwelling originates from the significant era of development of the HCA and is generally intact, providing a strong contribution to the character and significance of the HCA.</p>	Contributory
17 Eddy Street	No		<p>The dwelling at 17 Eddy Street is a single-storey detached postwar dwelling of brick masonry construction. The front boundary consists of a low brick and metal fence. The roof is tiled and has a low pitch. The primary façade is slightly staggered and features aluminium-framed windows. The building does not originate from the significant era of development of the HCA, nor does it</p>	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
			display its key characteristics.	
<b>19 Eddy Street</b>	No		No. 19 Eddy Street is a corner lot and consists of a single-storey dwelling of rendered masonry construction built in the 1960s. The dwelling is covered with a low pitch tiled roof. The fenestration comprises aluminium-framed windows. The form, fenestration pattern and the materiality of the dwelling are inconsistent with the character of the HCA. Although built in the post-war period, the building does not represent the significant typology or materiality of the area. Although it respects the scale of the HCA.	Neutral
<b>Noorinan Street—Northern Side</b>				
<b>6 Noorinan Street</b>	No		No. 6 Noorinan Street is a detached, single-storey, contemporary dwelling. The building is constructed of blonde brick and partially clad with weatherboard. It has a low-pitched hipped roof with several solar panels and systems. The building does not originate from the significant era of development of the HCA and the contemporary design, scale, and form are not representative of the significance or character of the area.	Uncharacteristic
<b>8 Noorinan Street</b>	No		No. 8 Noorinan Street is a single-storey Post-war weatherboard residence constructed on masonry foundations. It has been modified with a rear addition and contemporary fencing.	Neutral









Address	Heritage Item	Image	Rationale	Classification
			The building has a low-pitched Colorbond roof, timber-framed sash windows and a verandah. The building originates from the significant era of development of the HCA although it has been modified with contemporary additions that impacts how it is read from the street.	
<b>10 Noorinan Street</b>	No		No. 10 Noorinan Street is a detached, single-storey, late Victorian cottage with contemporary modifications. It has a steep-pitched hipped roof with a projecting gable and a pair of masonry chimneys. The primary elevation features a verandah with timber balustrades and supported by timber posts. It has been fitted with aluminium-framed windows and a contemporary screen door. The property retains its original form, scale, and features, making a positive contribution to the HCA.	Contributory
<b>12 Noorinan Street</b>	No		No. 12 Noorinan Street is a single-storey postwar dwelling of weatherboard construction with contemporary modifications. The primary elevation features a gable bay, a partially enclosed verandah, and aluminium-framed windows with timber mouldings. It is significantly set back from the street by an open lawn. The house originates from a significant era of development of the HCA. Despite its	Neutral




Address	Heritage Item	Image	Rationale	Classification
			modifications, it retains the significant scale and form of the area, contributing positively to the HCA.	
<b>14 Noorinan Street</b>	No		No. 14 Noorinan Street is a single-storey, postwar dwelling. It is constructed of weatherboard on brick foundations and has a low-pitched hipped roof clad in tile. The primary elevation is characterised by timber mouldings and a small verandah with a timber balustrade addition. The property originates from a significant era of development, maintaining the significant scale and form of the HCA.	Contributory
<b>16 Noorinan Street</b>	No		No 16. Noorinan Street is a single-storey, postwar weatherboard dwelling constructed on brick foundations. It features a masonry verandah with timber posts and decorative brackets. The property originates from a significant era of development of the HCA.	Neutral
<b>18 Noorinan Street</b>	No		No. 18 Noorinan Street is a single-storey postwar weatherboard dwelling constructed on elevated brick foundations. It has a high-pitched tiled, gable roof with a Colorbond extension over the verandah. The property originates from a significant era of development of the HCA.	Contributory

Address	Heritage Item	Image	Rationale	Classification
<b>20 Noorinan Street</b>	No		No. 20 Noorinan Street is a single-storey postwar weatherboard dwelling. It has a high-pitched, tiled gable roof. The façade features a modest masonry verandah and horizontal casement windows. The property originates from a significant era of development of the HCA, maintaining the significant scale.	Contributory
<b>22 Noorinan Street</b>	No		No. 22 Noorinan Street is a single-storey, postwar cottage with significant modifications, including a rear addition. It is constructed of masonry on brick foundations with a verandah supported by timber posts as well as prominent timber-framed windows. The property originates from a significant era of development of the HCA, and retains the significant scale.	Neutral
<b>Noorinan Street—Southern Side</b>				
<b>5 Noorinan Street</b>	No		No. 5 Noorinan Street is a single-storey Federation weatherboard cottage with a large two-storey addition to the northwest. The original building has a corrugated-iron hipped and gabled roof with a masonry chimney. It features a projecting oriel window with timber mullions. The dwelling has a verandah with a bullnose skillion roof which has been enclosed with weatherboard. The two-storey addition has been constructed of weatherboard to match and is set back further from the street. The	Contributory  Recommended for heritage listing











Address	Heritage Item	Image	Rationale	Classification
			building holds historical value as the former home of the Holden family. It is a good example of its type and represents a significant era of development in the area.	
<b>5A Noorinan Street</b>	No		No. 5A Noorinan Street is a two-storey contemporary dwelling constructed of masonry with panel cladding. Its design consists of protruding rectangular forms and the façade features simple fenestration. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic
<b>7 Noorinan Street</b>	No		No. 7 Noorinan Street is a single-storey contemporary weatherboard dwelling built on elevated masonry foundations. It has a high-pitched hipped roof of Colorbond. The property does not originate from a significant era of the HCA and its scale, form and materiality are uncharacteristic of the area.	Uncharacteristic
<b>9 Noorinan Street</b>	No		No. 9 Noorinan Street is a single-storey, contemporary house of masonry and timber construction with a tiled skillion roof. There is a wide verandah with a glazed balustrade and decorative timber elements on the façade. The property does not originate from a significant era of the HCA and its form, scale and materiality are	Uncharacteristic





Address	Heritage Item	Image	Rationale	Classification
			unsympathetic to the area.	
<b>11 Noorinan Street</b>	No		No. 11 Noorinan Street is a two-storey, contemporary dwelling of masonry construction with a skillion roof. A masonry verandah built above the garage protrudes from the primary elevation. The property does not originate from a significant era of the HCA and its form, scale and materiality are unsympathetic to the area.	Uncharacteristic
<b>13 Noorinan Street</b>	No		No. 13 Noorinan Street is a two-storey, contemporary dwelling of masonry construction. The primary elevation features a prominent courtyard, a curved balcony, aluminium-framed windows and partial weatherboard cladding. The property does not originate from a significant era of the HCA and its form, scale and materiality are unsympathetic to the area.	Uncharacteristic
<b>15 Noorinan Street</b>	No		No. 15 Noorinan Street is a two-storey, contemporary dwelling of masonry construction. The primary elevation features a wraparound balcony with glazed balustrades above a pair of garages. The property does not originate from a significant era of the HCA and its style, form and scale do not represent the values of the HCA.	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
<b>17 Noorinan Street</b>	No		No. 17 Noorinan Street is a two-storey, contemporary dwelling of masonry construction with weatherboard cladding. The property features aluminium-framed windows and a balcony with timber and wire balustrade. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic
<b>19 Noorinan Street</b>	No		No. 19 Noorinan Street is a two-storey, contemporary rendered brick dwelling. The building features contemporary elements, including aluminium-framed windows and an uncharacteristic colour scheme. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic
<b>21 Noorinan Street</b>	No		No. 21 Noorinan Street is a two-storey, contemporary dwelling of masonry and timber construction. It features Victorian-inspired elements such as a bullnose wraparound verandah with timber posts and decorative brackets. The form, scale and materiality do not represent the values of the HCA. The property is contemporary in character and is uncharacteristic to the area.	Uncharacteristic









Address	Heritage Item	Image	Rationale	Classification
<b>Hillingdon Crescent—Southern Side</b>				
<b>1 Hillingdon Crescent</b>	No		No. 1A Hillingdon Crescent is a two-storey contemporary dwelling. Its entrance from the street is at first floor level. The extreme slope of the site away from Hillingdon Crescent conceals most of the house. Light-coloured, lightweight materials have been used, including the stepped flat metal roof in three sections. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale and form.	Uncharacteristic
<b>3 Hillingdon Crescent</b>	No		No. 3 Hillingdon Crescent is a brick dwelling with tiled hip roof. It is on an extreme slope of the site away from Hillingdon Crescent, largely concealed from the street. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale and form.	Uncharacteristic
<b>5 Hillingdon Crescent</b>	No		No. 5 Hillingdon Crescent has a tiled gable roof and lightweight carport. The extreme slope of the site away from Hillingdon Crescent conceals most of the street below. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale and form.	Uncharacteristic



Address	Heritage Item	Image	Rationale	Classification
7 Hillingdon Crescent	No		No. 7 Hillingdon Crescent is a mid-late twentieth-century brick dwelling, with a tiled hip roof. The property, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
9 Hillingdon Crescent	No		No. 9 Hillingdon Crescent is a three-storey mid-twentieth century lightweight structure. The property is contemporary in character and is uncharacteristic of the scale, form and materiality of the area.	Uncharacteristic
11 Hillingdon Crescent	No	 No Council Photo provided	No. 11 Hillingdon Crescent is a single-storey brick structure which appears to date to the late twentieth century. The building is positioned below street level, set back from the street. The building features a light-coloured, flat steel roof which is prominent at street level. It does not conform to the character of the HCA.	Require photo to accurately determine the classification Uncharacteristic
13 Hillingdon Crescent	No		No. 13 Hillingdon is a late twentieth-century 2.5-storey lightweight clad structure. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
<b>Hillingdon Crescent—Northern Side</b>				
10 Hillingdon Crescent	No		No. 10 Hillingdon Crescent appears to be a two storey mid-twentieth century brick structure with a tiled roof. The is surrounded by landscaping with a contemporary fence.	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
<b>12 Hillingdon Crescent</b>	No		No. 12 Hillingdon Crescent is a single-storey brick late twentieth-century house with a hipped and tiled roof. The property does not originate from the significant era of the HCA, is contemporary in character. However, it maintains the significant scale and materiality the area.	Neutral
<b>14 Hillingdon Crescent</b>	No		No. 14 Hillingdon Crescent is a contemporary mixed level dwelling. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
<b>Sommerville Close (Photographs sourced from Realestate.com and Google Streetview)</b>				
<b>1 Sommerville Close</b>	No		The dwelling at 1 Sommerville Close is a two-storey—late twentieth-century structure of masonry construction and a low-pitch roof. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
<b>3 Sommerville Close</b>	No		The three-storey detached dwelling at 3 Sommerville Close is a contemporary structure of masonry construction. Its scale, form and materiality are not congruous with the prevailing character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic




Address	Heritage Item	Image	Rationale	Classification
<b>5 Sommerville Close</b>	No		The three-storey dwellings at 5 Sommerville Close are contemporary masonry structures currently under construction. The form, scale and materiality will be inconsistent with the character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
<b>7A and 7B Sommerville Close</b>	No		The semi-detached dwellings at 7A and 7B Sommerville Close are contemporary structures of masonry construction with a gable-ended pitched roof. They have contemporary aluminium windows, doors, posts and balustrade framing. The form, fenestration pattern and materiality of the dwellings are not congruous with the character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
<b>9 Sommerville Close</b>	No		No. 9 Sommerville Close consists of a two-storey dwelling of masonry external walls with weatherboard cladding. The late twentieth-century property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic

Address	Heritage Item	Image	Rationale	Classification
11 Sommerville Close	No		No. 11 Sommerville Close comprises a two-storey late twentieth-century dwelling of masonry and timber construction with a verandah to the first floor. While the scale of the dwelling is sympathetic to the HCA, the linear form, flat roof, fenestration pattern and materiality are inconsistent with the character of the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	Uncharacteristic
<b>Akuna Street—Northern Side</b>				
3 Akuna Street	No		No. 3 Akuna Street comprises a single-storey dwelling dating from the postwar period. Typical of the period, the primary façade is staggered, and the roof is covered by a tiled, hipped roof. Rendered masonry walls are fitted with contemporary aluminium windows. Despite modifications, the dwelling retains the significant scale, form and materiality of the HCA.	Neutral
<b>Akuna Street—Southern Side</b>				
4 Akuna Street	No		The dwelling at 4 Akuna Street is a two-storey brick dwelling dating from the late twentieth century. The dwelling is set back considerably from the street. The roof is a low-pitch tiled roof. The building features contemporary elements including light brick, aluminium-framed windows and	Uncharacteristic

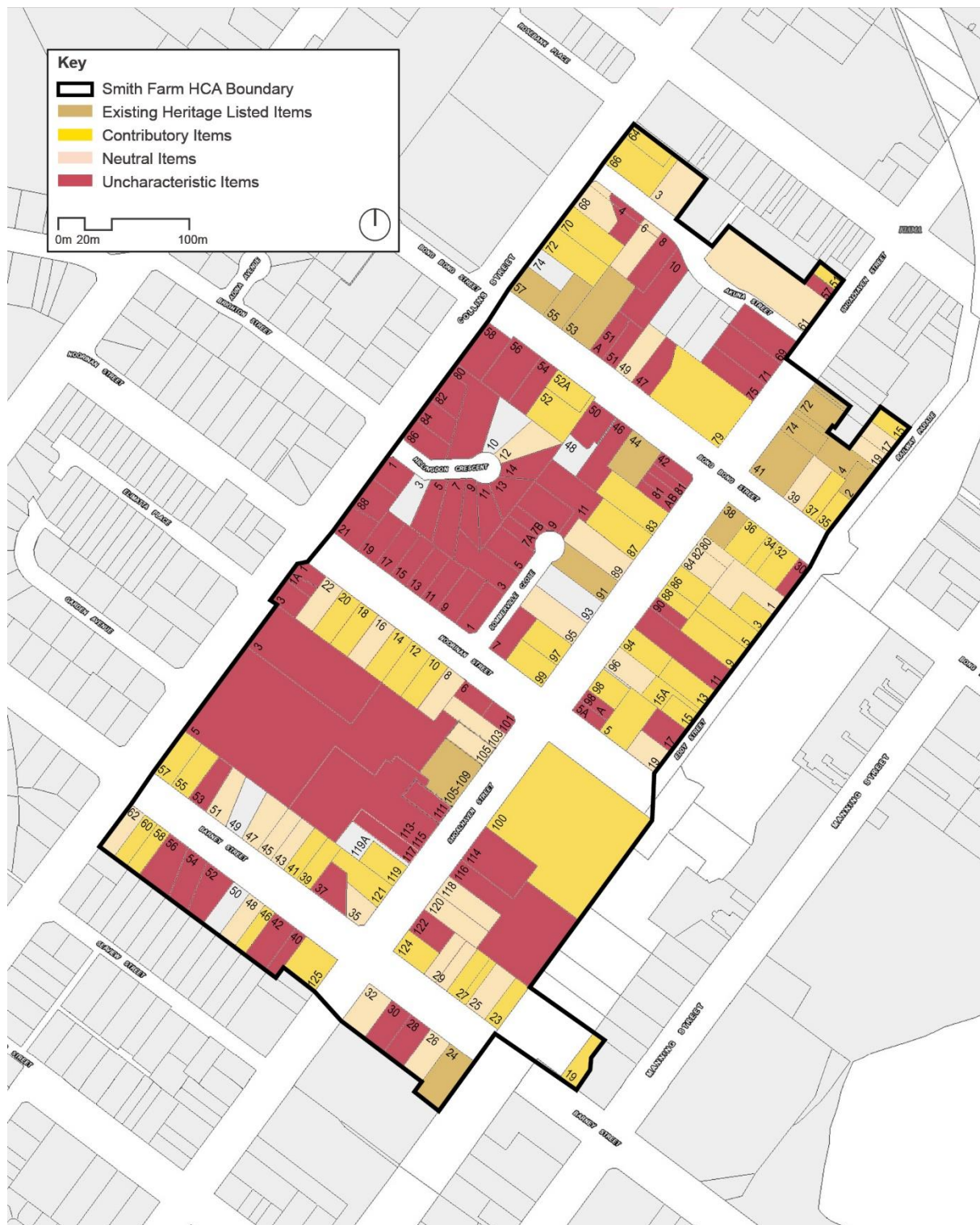
Address	Heritage Item	Image	Rationale	Classification
			doors. The architectural style and period of development of the dwelling are inconsistent with the HCA. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area.	
<b>6 Akuna Street</b>	No		The dwelling at 6 Akuna Street is a two-storey structure constructed in the mid-twentieth century. The external walls are of typical red brick and incorporate wide panels of glazing. A garage door has been introduced to the foundations. Although it is not the best example of its type, it displays typical scale and materiality of the area and does not detract from the street scape.	Neutral
<b>8 Akuna Street</b>	No		The dwelling at 8 Akuna Street is a single-storey dwelling of brick masonry construction dating from the mid to late twentieth century, with a hipped tile roof. The building features contemporary elements, including blonde brick, aluminium-framed windows and an uncharacteristic colour scheme. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic



Address	Heritage Item	Image	Rationale	Classification
10 Akuna Street	No		No. 10 Akuna Street consists of three walk-up apartments constructed in the late twentieth century. The buildings feature low-pitch tiled roofs, face brick external walls, aluminium-framed windows and verandahs with metal posts and balustrades. The property does not originate from the significant era of the HCA, is contemporary in character and is uncharacteristic to the area in terms of scale, form and materiality.	Uncharacteristic

## 5.5 Classification of Buildings

The classification of buildings is mapped in image 5.1



**Figure 5.1** Classification of buildings within the Smith Farm HCA. (Source: Sixmaps with GML overlay).

Items without classifications have been left blank but are numbered with address.

# 6 Conclusions and Recommendations

## 6.1 Conclusions

The purpose of this report was to assess the proposed Smith Farm Heritage Conservation Area for inclusion in Schedule 5 of the KLEP 2011. The potential for the creation of a HCA in this area was identified by GML as part of Stage One of the KTC Heritage Review, informed by items proposed for individual and group listing by the Kiama Town Centre Heritage Review Reference Group (KTCHRRG). A preliminary assessment of the proposed HCA was undertaken by GML in the Preliminary Kiama Town Centre Heritage Justification Report, which recommended the creation of a HCA to capture this proposed listing. This report has reviewed the boundaries of the proposed HCA, provided an assessment of the built form, and significance of the area, and provided a classification of the individual built form elements within the HCA.

The key findings of this report are that:

- the proposed Southern Town Centre Residential Heritage Conservation Area (HCA) should be named the Smith Farm Heritage Conservation Area (Smith Farm HCA)
- the proposed Smith Farm HCA should be pursued for listing as a heritage conservation area in Schedule 5 of the *Kiama Local Environmental Plan 2011* (KLEP 2011);
- the proposed Smith Farm HCA should be included on the KLEP 2011 Heritage Maps with the boundaries as indicated in Figure 4.2.
- the Schedule and Map that identify the contribution of buildings in the proposed HCA (Appendix B) should be incorporated into the *Kiama Development Control Plan 2020* (KDCP 2020); and the Statement of Significance and Character Statements development for the HCA should be further developed and incorporated into the Kiama DCP.

## 6.2 Recommendations

The proposed Smith Farm HCA has been assessed as having potential for listing as a heritage item in Schedule 5 of the KLEP 2011. It is recommended that Council:

- Prepare a detailed heritage inventory sheet for the HCA;
- Include a detailed Character Statement for the HCA to incorporate into the KDCP 2012;
- Consider including the Smith Farm HCA within any future interpretation plans for the Smith Farm area to present the importance of the area to the historic residential development of Kiama. This could include the inclusion of the HCA in any heritage trails/walking tours, and/or interpretive devices such as signage or markers; and
- Include specific development controls within the Kiama Development Control Plan Heritage Chapter to guide development in the area that retains and conserved its heritage significance and historic character



- Consider the development of a landscape plan to enhance the character of the streetscapes.

DRAFT

# 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 *Australia ICOMOS 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
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.	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
shows evidence of a significant human occupation; or is associated with a significant event, person, or group of persons.	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
<p>shows or is associated with creative or technical innovation or achievement;</p> <p>is the inspiration for a creative or technical innovation or achievement;</p> <p>is aesthetically distinctive;</p> <p>has landmark qualities; or</p> <p>exemplifies a particular taste, style or technology.</p>	<p>is not a major work by an important designer or artist;</p> <p>has lost its design or technical integrity;</p> <p>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded; or</p> <p>has only a loose association with a creative or technical achievement.</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**

Guidelines for Inclusion	Guidelines for Exclusion
<p>is important for its associations with an identifiable group; or</p> <p>is important to a community's sense of place.</p>	<p>is only important to the community for amenity reasons; or</p> <p>is retained only in preference to a proposed alternative.</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)**

Guidelines for Inclusion	Guidelines for Exclusion
<p>has the potential to yield new or further substantial scientific and/or archaeological information;</p> <p>is an important benchmark or reference site or type; or</p> <p>provides evidence of past human cultures that is unavailable elsewhere.</p>	<p>the knowledge gained would be irrelevant to research on science, human history or culture;</p> <p>has little archaeological or research potential; or</p> <p>only contains information that is readily available from other resources or archaeological sites.</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)**

Guidelines for Inclusion	Guidelines for Exclusion
<p>provides evidence of a defunct custom, way of life or process;</p> <p>demonstrates a process, custom or other human activity that is in danger of being lost;</p> <p>shows unusually accurate evidence of a significant human activity;</p> <p>is the only example of its type;</p> <p>demonstrates designs or techniques of exceptional interest; or</p>	<p>is not rare; or</p> <p>is numerous but under threat.</p>



Guidelines for Inclusion	Guidelines for Exclusion
shows rare evidence of a significant human activity important to a community.	

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

# Appendix B—Buildings in the Smith Farm HCA

To be updated

Address	Heritage Item	Category	Commentary
2 Manning Street (CBA)	No	Uncharacteristic	The Commonwealth Bank site is a contemporary building which replaces earlier historic buildings, including an earlier bank building. Although the building maintains the scale of the streetscape, its design, form, materiality and colour palette is uncharacteristic in the streetscape
8 Manning Street	No	Contributory	No. 8 Manning Street is a moderately intact Federation shop top building with a highly intact original parapet. It retains its original parapet and some early decorative detailing. It is representative of the scale, period, and materiality of the HCA despite alterations.
10 Manning Street	No	Neutral	No. 10 Manning Street is a twentieth century shop building with a historically inspired parapet. However, the scale, form (including the parapet), and materiality of the building is sympathetic to the character of the HCA.
12 Manning Street	No	Uncharacteristic	No. 12 Manning Street is a contemporary commercial building. It is a two-storey masonry construction, with large panels of glazing on both floors. The upper storey windows are surrounded by contemporary, reflective signage. Although it maintains the scale of the streetscape, it is contemporary in design and materiality and is unsympathetic to the character of the area.
14 Manning Street	No	Uncharacteristic	No. 14 Manning Street is a contemporary commercial building. It maintains the scale, and masonry construction seen in the area, but is contemporary in design and character. It features decorative brick courses across the upper level of the façade, echoing the courses

Address	Heritage Item	Category	Commentary
			seen in mid-century shop buildings throughout the
18 Manning Street	Yes	Existing Heritage item	No. 18 Manning Street is an individually listed heritage item. It is a two-storey late Victorian commercial bank building which displays grand proportions and ornate detailing. The building is of masonry construction, with a hipped slate roof, and faux quoin detailing on the primary western façade. The building is ornamented with label moulding around the windows. The building has been modified with a contemporary carport introduced to the southern elevation. The building represents the historical and aesthetic values of the HCA.
22 Manning Street	No	Neutral	No, 22 Manning Street is currently a vacant lot. The lot does not make a negative impact on the HCA, but future development should be subject to development controls.
24 Manning Street	No (proposed)	Contributory	The former City Bank Stables Building is currently recommended for individual heritage listing for its historical, aesthetic and rarity values. No. 24 Manning Street is a late nineteenth century, two storey Victorian residential building with Gothic inspired details. The building has been highly modified, with the verandah having been altered several times over the previous century, and is currently enclosed. It retains some highly ornate detailing such as the decorative chimney pots. The building is largely concealed from street view, but represents the historical and aesthetic values of the HCA, contributing to the history of commercial development in the area.
32 Manning Street	Yes	Existing Heritage Item	No. 32 Manning Street is an individually listed heritage item. It is a two-storey, late-Victorian commercial bank building. Constructed of masonry, the building has a hipped roof of slate with decorative chimneys and chimney pots. The building features grand proportions and a high degree of classically inspired decorative



Address	Heritage Item	Category	Commentary
			detailing including decorative moulding, pilasters, pediments and filigree detailing. The building incorporates a portico with rounded arches and a pediment. The building displays a high degree of integrity, but has been altered, with a small addition to the southern portion of the building to accommodate an ATM. The building represents the historic and aesthetic values of the HCA.
34-36 and 38-40 Manning Street	No	Contributory	The building at. 34-40 Manning Street is a mid-century, post-war commercial building of masonry construction. It maintains the low scale, and masonry construction seen throughout the area. Despite alterations, the building is generally intact above the awning. The design incorporates visual motifs, such as the decorative courses articulated across the façade, which make a positive contribution to the streetscape.
44 Manning Street	No	Uncharacteristic	No. 44 Manning Street is a contemporary, three storey, residential building. The building appears to be of masonry and concrete construction which has been rendered and painted. It features large areas of glazing , and verandahs and balconies with contemporary steel handrails. The building is thoroughly contemporary in design and character and, its design, form, massing and materiality detracts from the early twentieth century character of the streetscape.
48 Manning Street	Yes	Existing Heritage Item.	No. 48 Manning Street is an existing individually listed heritage item. The church building is a mid-nineteenth century church in the Victorian Gothic style. It is of masonry construction which has been rendered and painted. The building has a traditionally high-pitched roof, and a small portico with buttresses. The building has undergone a series of alterations and conservation works, but displays a good degree of integrity. It is representative of the historical development of religion in the area, and

Address	Heritage Item	Category	Commentary
			contributes to the visual setting of the HCA. However, there are several contemporary ancillary structures throughout the precinct which do not represent the same aesthetic values.
11 Manning Street	Yes	Existing Heritage Item	No. 11 Manning Street, the former Kiama Municipal Council Chambers is an existing individually listed heritage item. The building is a Federation Free Classical Civic building of masonry construction with stone detailing. The building has a hipped roof and incorporates a bold, two storey portico which dominates its eastern façade. The building incorporates classically inspired detailing, including the columns and pediment of the portico, and decorative mouldings, with Georgian inspired faux quoins. The building displays a good degree of integrity and is representative of the historical civic character of the area and the aesthetic values of the HCA.
33 Manning Street	Yes	Existing Heritage Item	No. 33 Manning Street is an individually listed heritage item. The former ES&A Bank is the site of the former Victoria Stores, and despite alterations has been on the site in some form since the 1850s. The building is a highly modified nineteenth century building of masonry construction. Its overall form and massing displays a Georgian inspired design, however it displays elements of several aesthetic styles such as the art deco inspired portico. It is one of the earliest commercial sites in the town, and is representative of the historical and aesthetic values of the HCA.
35 Manning Street	No	Contributory	No. 35 Manning Street is a single storey commercial building which is representative of the design, materiality and scale of the Manning Street area. The property appears to originate from the early twentieth century and is demonstrative of the commercial history of the area and features a mid-nineteenth century style design, maintaining the low scale of later

Address	Heritage Item	Category	Commentary
			commercial development in the area. The building displays a fair degree of integrity retaining a decorative parapet and awning. It also displays decorative timber elements, such as the fascia and brackets, which contribute to its positive presentation to the streetscape.
45 Manning Street	No	Uncharacteristic	The building at 41-45 Manning Street is a contemporary mixed-use development. Constructed of masonry, the building maintains the low scale of the HCA. However, the use of blonde brick, aluminium window frames and metal finishes is uncharacteristic of the HCA and detracts from the streetscape.
47 Manning Street	No	Uncharacteristic	The building at 47 Manning Street is a contemporary mixed-use development. Constructed of masonry the building exceeds the characteristic low scale of the streetscape. The use of blonde brick, aluminium framed windows, and other uncharacteristic also materials detract from the presentation of the building within the streetscape.
49 Manning Street	Yes	Existing Heritage Item	No. 49 Manning Street is an existing individually listed heritage item. The Grand Hotel is a prominent, three-storey, late Victorian hotel which, despite alterations, displays characteristic elements of the Free Classical and Commercial Palazzo styles. The building is of masonry construction and has been heavily altered on the lower floors. However, the upper floors retain a good degree of original detailing with classically inspired pilasters and mouldings. The building is a prominent element in the streetscape, defining the southern boundary of the HCA. The hotel is demonstrative of the historical and aesthetic values of the HCA and would benefit from the reinstatement of its historical verandah.
33 Bong Bong Street	No	Neutral	No. 33 Manning Street is a modest, early twentieth century, building that is now commercial. The property is single storey and



Address	Heritage Item	Category	Commentary
			constructed of masonry and weatherboard with timber panels. It features low-pitched roof with timber panelling on the gable end. It appears to be a highly modified residential building that was likely constructed in the early twentieth century, maintaining a masonry chimney with decorative courses and terracotta chimney pots, in a similar profile to other chimneys seen throughout the area. The building is modified; however it is sympathetic to the materiality and scale of the HCA and contributes to the Bong Bong Street streetscape.
2 Terralong Street	Yes	Existing Heritage Item	Terralong Street is an existing, individually listed heritage item. Construction of the church began in 1843, with the building presenting in an early nineteenth century style with a narrow, high pitched roof. The Church is constructed of masonry and features narrow lancet windows. It has been modified with an early portico removed and replaced with a gothic inspired square tower with buttresses. The complex includes the original mid-nineteenth century church building, as well as several ancillary structures, and landscape elements. The Christ Church precinct contributes to the history of religious development in the area, and is demonstrative of the aesthetic values of the HCA.. The building is set within a landscaped precinct which provides views to and from the harbour and emphasises the connection between the HCA and its natural setting
4 Terralong Street	No	Uncharacteristic	No. 4 Terralong Street is a contemporary residential development. Despite maintaining the two-storey scale of the area, its design, bulky form and materiality are uncharacteristic of the area. As a residential building it does not represent the historical values of the HCA.
4-6 Terralong Street	No	Uncharacteristic	The building at 4-6 Terralong Street is a contemporary mixed-use development. The property is a substantial building that is intrusive in the streetscape, with its bulk disrupting the

Address	Heritage Item	Category	Commentary
			building and roofline common to the area. However, the building is finished in white render, characteristic of the area, and features a decorative parapet, sympathetic to those seen on Federation buildings throughout the HCA.
24 Terralong Street	Yes	Existing Heritage Items	No. 24 Terralong street is an existing, individually listed heritage item. The Kiama Post Office is a key visual element in the HCA, defining the corner of the block between Manning and Terralong streets, and the entrance to the civic precinct from the north. The building is two storeys, with a three-storey tower. It is constructed of masonry that has been rendered and painted, and is demonstrative of a period of late Victorian commercial development, displaying key elements of the Free Classical style which are characteristic in the area. The building is representative of the historical and aesthetic values of the HCA.
30 Terralong Street	Yes	Existing Heritage Item	No. 30 Terralong Street is an existing, individually listed, heritage item. The former Kiama Police Station Residence is an early nineteenth century building in the Georgian style. Constructed of masonry which has been rendered and painted. It has a low-pitched roof of corrugated iron, with a low verandah along the primary northern elevation. The verandah is supported by timber posts. It displays a good degree of integrity and intactness. It incorporates unique decorative detailing such as crown motif on the exterior vents. It is one of the earliest buildings in the HCA and presents in a restrained Georgian style. The building is demonstrative of the historical and, civic values of the HCA, and makes a positive contribution to the character of the streetscape.
32 Terralong Street	Yes	Existing Heritage Item	No. 30 Terralong Street is an existing, individually listed, heritage item. The building is a single storey, early nineteenth century structure in a Georgian style. It features a low,

Address	Heritage Item	Category	Commentary
			hipped roof of corrugated iron, with a narrow verandah with a skillion roof of corrugated iron. The building features a good degree of integrity and intactness, retaining original detailing such as the chimneys and window frames. However, it has been altered with the introduction of contemporary security doors and window covers. The former Kiama Police Station is one of the earliest buildings in the HCA and presents in a restrained Georgian style. The building is demonstrative of the historical and, civic values of the HCA, and, makes a positive contribution to the character of the streetscape.
34 Terralong Street	Yes	Existing Heritage Item	No. 34 Terralong Street is an existing, individually listed, heritage item. The building is a single storey nineteenth century building with a high pitched roof. The gable end features a prominent pediment style with decorative moulding. The building has been modified over time, with contemporary elements introduced, however, it retains a good degree of integrity. The Kiama Court House represents the historical values of the HCA, demonstrative of the development of civic and legal administration. Despite modifications it retains its Victorian character, respecting the scale and materiality of the HCA, and displays several well executed decorative elements, such as the ornamental moulding on the pediment.
38- 40 Terralong Street	No	Uncharacteristic	The building at 38-40 Terralong Street is a contemporary commercial development. Constructed of masonry, it respects the low, two storey scale of the area. However, the building is thoroughly contemporary in character, with the use of blonde brick and aluminium window frames uncharacteristic of the aesthetic values of the area.
42 Terralong Street	No	Neutral	No. 42 Terralong Street is a contemporary commercial building. The building is a low, two storey shop-top building that maintains the characteristic roof and building lines of the significant Terralong Streetscape. The building



Address	Heritage Item	Category	Commentary
			is constructed of masonry with weatherboard elements. While the building is contemporary in character, it contributes to the significant row of shops, and features a sympathetic colour palette and materiality that do not detract from the HCA values.
46 Terralong Street	No	Uncharacteristic	The building at 46 Terralong Street is a contemporary commercial building. Constructed of masonry, the building maintains the low scale and building line of the significant row of shops on Terralong Street. However, the building is thoroughly contemporary in character, with the single storey scale and lack of parapet detracting from the presentation of the HCA.
48 Terralong Street	No	Uncharacteristic	No. 48 Terralong Street is a contemporary commercial building. Constructed of masonry and finished with a neutral render, the building respects the scale, and colour scheme of the area. It incorporates a shallow pediment with a contemporary stepped, design. However, the building is thoroughly contemporary in character with the asymmetrical fenestration detracting from the presentation of the streetscape.
50 Terralong Street	Yes	Existing Heritage Item	No. 50 Terralong Street is an existing, individually listed heritage item. The building is a prominent, three-storey nineteenth century building. Constructed of masonry, the facades have been rendered and painted and incorporate classically inspired decorative moulding along the upper floor, with shallow pediments above some windows. It features a prominent rounded corner bay which is unusual in the Kiama area. The building has been modified, but retains a good degree of integrity. The former Tory's Hotel is one of the earliest hotels in Kiama and is demonstrative of a significant period of commercial development, having significance from its continuing use as a hospitality venue. The building is a key aesthetic element in the area, and is a bold feature in the streetscape the demonstrates key

Address	Heritage Item	Category	Commentary
			elements of the Free Classical style and, the architectural transition between the Manning Street and Terralong Street areas of the HCA. The building is demonstrative of the historical and aesthetic values of the HCA.
58-64 Terralong Street	Yes	Existing Heritage Item	The building at 58-64 Terralong Street is an existing, individually listed heritage item. The former Devonshire House is a late-Victorian commercial building of two storeys. Constructed of masonry which has been rendered and painted, it presents in an unusual design, with a secondary store building located to the rear in the south. The building displays characteristic aesthetic elements, such as decorative mouldings and pediments, and retains timber framed windows. The building is a bold element in the streetscape, defining the two-storey scale seen throughout the remainder of the Terralong Street area of the HCA. It represents the Kiama Town Centre's long standing commercial tradition, and is demonstrative of the historic and aesthetic values of the area.
66-68 Terralong Street	No (proposed)	Contributory (for now)	The building at 66-68 Terralong Street is currently recommended for listing as an individual heritage item. The building is an early twentieth century commercial building with a decorative masonry parapet. The parapet incorporated decorative pilasters and mouldings. Although it has been painted in colours uncharacteristic of the area, the parapet features a good degree of integrity, retaining characteristic decorative mouldings and detailing. The building was formerly a significant local émigré café and is demonstrative of the commercial and social historical values of the HCA. It contributes to the aesthetic character of the Terralong Street streetscape, and the HCA generally.
72-74 Terralong Street	No	Neutral	The properties at 72-74 Terralong Street are contemporary commercial buildings. Although modern, the buildings maintain the low-two

Address	Heritage Item	Category	Commentary
			storey scale of the area, and the building line of the significant row of shops. The building features a neutral colour scheme and includes a shallow contemporary parapet, both of which are sympathetic to the character of the streetscape.
76-78 Terralong Street	No	Uncharacteristic	The building at 76-78 Terralong Street is a contemporary commercial building. It is constructed of masonry with a contemporary rectangular parapet. However, the use of blonde bricks is uncharacteristic in the area. Its street facing elevation appears to be single storey, disrupting the predominately two-storey roofline of the streetscape.
80 and 82 Terralong Street	No	Contributory	The properties at 80 - 82 Terralong Street are single storey commercial buildings with a decorative parapet. The buildings are constructed of masonry that has been rendered and painted. The parapet features a rectangular masonry pediment which is seen throughout the HCA. Although the colour scheme is non-traditional for the area, the building retains the roof and building lines of the significant row of shops, with the parapet contributing to the aesthetic presentation of the significant row of shops.
84 Terralong Street	No	Neutral	No. 84 Terralong Street is a two-storey commercial building. Constructed of rendered masonry, the building respects the significant low scale of the area, maintaining the roof and building lines of the significant row of shops. The building is demonstrative of the historical commercial values of the area, and displays elements, such as the wide multipaneled windows seen in the HCA.
86 Terralong Street	No	Uncharacteristic	The building at 86 Terralong Street is a contemporary commercial building. It is constructed of masonry, but, the use of blonde bricks, and aluminium framed windows uncharacteristic in the area. It's street facing

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			elevation appears largely single storey, disrupting the two-storey roofline of the significant row of shops.
88 and 90 Terralong Street	No	Uncharacteristic	The building at 88-90 Terralong Street is a contemporary commercial building. Constructed of masonry, it maintains the low, two-storey scale of the area. However, the building is thoroughly contemporary in character, with the use of blonde bricks, and aluminium framed windows uncharacteristic in the area.
92–94 Terralong Street	No	Contributory	The building at 92-94 is a two-storey commercial building which presents in a post-war commercial style. It is constructed of masonry that has been finished with render in a sympathetic neutral colour scheme. The building features visual motifs, such as the row of decorative courses articulated across the façade, and the wide glazed windows common to the HCA. The property is representative of the historical and aesthetic values of the HCA, it demonstrates the evolution of commercial buildings in Kiama.
96–98 Terralong Street	No	Contributory	The building at 96-98 Terralong Street appears to be an early twentieth century commercial shop-top building. The two-storey property is constructed of masonry, and is rendered above the awning. It incorporated a Federation style parapet with a curved pediment with decorative moulded elements. The building demonstrates the aesthetic character of the area retaining its decorative parapet, restrained mouldings, and timber framed sash windows. Despite alterations its upper storey façade, it is highly intact and represents the historical commercial values of the HCA.
100 Terralong Street	No	uncharacteristic	No. 100 Terralong Street is a contemporary commercial building. The property respects the low, two-scale of the area and the building line of Terralong Street. It also incorporates wide glazed panels seen in other commercial



Address	Heritage Item	Category	Commentary
			buildings throughout the area. However, it is thoroughly contemporary in character and does not demonstrate the historical values of the area.
102 Terralong Street	No	Uncharacteristic	No. 102 Terralong Street is a contemporary commercial building. The property respects the low scale of the area and the building line of Terralong Street. It also features a sympathetic neutral colour scheme. However, it is thoroughly contemporary in character and does not demonstrate the historical values of the area.
106 Terralong Street	No	Contributory	No. 104 Terralong Street is a two-storey commercial building. Constructed of rendered masonry, the building incorporated a parapet with a moulded course and decorative rectangular motifs. It respects the significant low scale of the area, maintaining the roof and building lines of the significant row of shops. The building is demonstrative of the historical commercial values of the area, and displays characteristic aesthetic elements such as the decorative parapet and timber framed windows.