



Notice of Burwood Local Planning Panel Meeting

The meeting of the Burwood Local Planning Panel will be held electronically on Tuesday 14 November 2023 at 5:00pm.

In accordance with Directions from the Minister for Planning, there will be no public hearing convened in conjunction with this particular Panel meeting.

Tommaso Briscese
General Manager

Agenda

Welcome to the meeting of the Burwood Local Planning Panel (BLPP) (Read by the Chair)

I declare the Meeting opened at (Read by the Chair)

Acknowledgement of Country (Read by the Chair)

I would like to acknowledge the Wangal people of the Eora Nation who are the traditional custodians of this land. I would also like to pay respect to their elders, both past and present, and extend that respect to other First Nations People who may be present.

Introduction of Panel Members (Read by the Chair)

Explanation of how the panel will operate (Read by the Chair)

None of the matters before the Panel today qualify for a public hearing. Consequently, there are no members of the public making representations to the Panel for this meeting.

The Panel has undertaken site investigations in accordance with the NSW Government public health protocols, and we have before us reports provided by Burwood Council officers on the matters for consideration.

Apologies/Leave of Absences

Declarations of Interests by Panel Members

Development Applications

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(Item Gb7/23) Planning Proposal - Group Heritage Listing of 23, 25 and 27 Woodside Avenue Burwood

File No: 23/45216

Report by Senior Strategic Planner

Summary

A Planning Proposal has been prepared to facilitate the group heritage listing of the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012.

It is proposed that the subject properties be listed as a group heritage item given the properties meet the threshold of local heritage significance against the relevant heritage assessment criteria.

Operational Plan Objective

C.3 An urban environment that maintains and enhances our sense of identity and place

C.3.2 Protect our unique built heritage and maintain or enhance local character

P.14 Identify and plan for built heritage and local character

A.38 Undertake a heritage assessment of existing building stock to identify and update the register of contributory or heritage items

Background

Council, at its meeting on 23 May 2023, considered a Mayoral Minute relating to a heritage investigation of Woodside Avenue, Burwood and resolved the following:

- 1. The General Manager initiates a preliminary in-house heritage review of the properties in Woodside Avenue, Burwood and if deemed appropriate, a further report be brought back to Council seeking authorisation to proceed with heritage listing if considered appropriate.*
- 2. The General Manager be authorised to obtain an Interim Heritage Order (IHO) if it becomes apparent that there is an imminent threat to the property located at 23 Woodside Avenue.*
- 3. It is also requested that the General Manager write to the current owners of 23 Woodside Avenue and other properties being considered for heritage listing, to inform them of the preliminary heritage investigation and this mayoral minute.*

In response to item 1 of Council's resolution, a preliminary heritage assessment of the properties in Woodside Avenue, Burwood was undertaken by Council's Heritage Advisor. Based on the preliminary heritage assessment, it was concluded that the three Federation properties, Nos. 23, 25 and 27 Woodside Avenue, Burwood were highly likely to meet the threshold of heritage significance criteria.

In this regard, a report on the preliminary heritage significance investigation of Nos. 23, 25 and 27 Woodside Avenue, Burwood was considered by Council, at its meeting on 27 June 2023.

Subsequently, Council resolved (34/23) the following:

- 1. That Council engage an independent consultant to undertake a heritage assessment of the properties at 23, 25 and 27 Woodside Avenue to determine the local heritage significance of the properties.*

2. *That the General Manager initiate a detailed heritage assessment, to be undertaken by Council's Heritage Advisor, of the potential new Woodside Avenue West Heritage Conservation Area.*
3. *That the findings of the independent heritage investigation of No 23, 25 & 27 Woodside Avenue, Burwood as a heritage item (or group heritage item) and the detailed heritage assessment of the potential new Woodside Avenue West Heritage Conservation Area, undertaken by Council's Heritage Advisor be reported back to Council.*

Council appointed independent heritage consultant, Lisa Trueman Heritage Advisor, to undertake a heritage assessment of the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood. The independent heritage assessment also concluded that all three properties demonstrate heritage significance at the local level and progression to a group heritage listing is recommended. A copy of the independent Heritage Assessment is included in [Attachment 1](#).

The findings of the independent heritage assessment were reported to Council, at its meeting on 24 October 2023, where it resolved (74/23) the following:

1. *That Council endorse the preparation of a Planning Proposal to amend Schedule 5 of the Burwood LEP 2012 to group heritage list the properties at Nos 23, 25 and 27 Woodside Avenue, Burwood.*
2. *That the Planning Proposal be submitted to the Burwood Local Planning Panel (BLPP) for their advice and then following the BLPP meeting, the Planning Proposal be reported to Council.*

The Planning Proposal has been prepared to respond to Council's resolution. A copy of the Planning Proposal is included at [Attachment 2](#).

Findings of Heritage Assessment

The Heritage Assessment prepared by Lisa Trueman Heritage Advisor concludes that all three Federation style houses at 23, 25 and 27 Woodside Avenue, Burwood demonstrate historic, aesthetic, rarity and representative significance at the local level and No. 23 Woodside Avenue Burwood also has associative significance for the following reasons:

NSW Heritage Criteria	Assessment
Historical <ul style="list-style-type: none"> ▪ important in the course, or pattern, of Burwood's cultural or natural history 	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm.</p> <p>The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at No. 23 Woodside Avenue was purchased by John Ogilvie Henry Wrenford Mathews in December 1909 and the Federation style dwelling was erected by Mathews in 1910. Originally called Amsterdam, it was renamed 'Wandook' in 1924.</p> <p>The Mathews family was a prominent and active family in Burwood society and retained ownership of the property until 1953.</p> <p>The land at 25 Woodside Avenue was purchased by Bertha Newton Ward in 1910 and the house was constructed in 1912, and named 'Landstein', and later 'Toxteth'. The property was retained by the Ward family until 1926.</p>

NSW Heritage Criteria	Assessment
	<p>The land at 27 Woodside Avenue was purchased by Sara Susan Nolan, in 1912 and the house on the site was constructed by Nolan in 1912 and named 'Finmount'. The property was retained by the Nolan family until 1948.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p>
<p>Associative</p> <ul style="list-style-type: none"> has strong or special association with the life or works of a person, or group of persons, of importance in Burwood's cultural or natural history 	<p>The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classed and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry.</p> <p>The properties at 25 and 27 Woodside Avenue do not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 23 Woodside Avenue has significance at the local level under this criterion.</p>
<p>Aesthetic or Technical</p> <ul style="list-style-type: none"> important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Burwood 	<p>The dwellings at Nos 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration.</p> <p>No 23 Woodside Avenue has minor additions thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns.</p> <p>The interiors have a very high level of integrity, retaining their</p>

NSW Heritage Criteria	Assessment
	<p>original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p>
<p>Social</p> <ul style="list-style-type: none"> strong or special association with a particular community or cultural group in Burwood (social, cultural or spiritual reasons) 	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>Nos. 23, 25 and 27 Woodside Avenue do not meet the threshold for heritage listing under this criterion.</p>
<p>Research Potential</p> <ul style="list-style-type: none"> potential to yield information that will contribute to an understanding of Burwood's cultural or natural history 	<p>An assessments of the properties archaeological potential is beyond the scope of this assessment.</p>
<p>Rarity</p> <ul style="list-style-type: none"> possesses uncommon, rare or endangered aspects of Burwood's cultural or natural history 	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p> <p>The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.</p> <p>Nos. 23, 25 and 27 Woodside Avenue have significance at the local level under this criterion.</p>
<p>Representative</p> <ul style="list-style-type: none"> important in demonstrating the principal characteristics of a class of Burwood's cultural or natural places, or cultural or natural environments 	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.</p>

In conclusion, Nos 23, 25 and 27 Woodside Avenue, Burwood, demonstrate heritage significance at the local level for the following reasons:

- The dwellings date from the early twentieth century, a key period in the development of Burwood.
- No. 23 Woodside Street has a longstanding association with the Mathews family, who were a prominent local family in Burwood in the early twentieth century.
- The houses are Federation Bungalows with Queen Anne details, a typology that is historically important in the development of Burwood.
- The original lot sizes have not been modified since the construction of the houses and the original curtilage of the three houses, separately and together, has been retained.
- The dwellings demonstrate key architectural features of the Federation Bungalow style and are a fine representation of the typology in the Burwood area. The houses have a very high degree of integrity, both internal and external, that is rare in the locality.
- The lawn tennis court at No 23 Woodside Avenue, which originates from the early era of development of the site, is rare in the locality.
- The houses contribute to the historical and visual character of the Burwood LGA.
- The scale, setting, form, architectural features, materials and very high degree of intactness of the houses is comparable to other heritage listed houses and groups of houses in the Burwood LGA.

Planning Proposal

The Planning Proposal seeks to list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood as a group item of local heritage significance.

The Planning Proposal has strategic and site specific merit. It is consistent with the relevant objections of Greater Sydney Regional Plan: A Metropolis of Three cities and the actions identified under the Eastern City District Plan.

The Planning Proposal is consistent with Council's Community Strategic Plan Burwood 2036 as well as the Burwood Local Strategic Planning Statement (LSPS) which was endorsed by the former Greater Sydney Commission in March 2020. The vision for Burwood makes reference to '*cherished heritage conservation areas, ...well designed buildings and... neighbourhoods filled with distinct character*'. One of the LSPS's objectives include:

Preserve local character by preventing extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character.

The Planning Proposal is consistent with the Standard Instrument – Principal Local Environmental Plan and all other applicable State Environmental Planning Policies and applicable section 9.1 Ministerial Directions.

Consultation

Affected property owners of Nos. 23, 25 and 27 Woodside Avenue, Burwood have been notified by letter on three occasions prior to the preparation of the Planning Proposal.

- A letter was sent to abovementioned property owners on 16 August 2023 advising that Council resolved (27 June 2023) to undertake a heritage assessment of properties located at Nos. 23, 25 and 27 Woodside Avenue, Burwood to determine whether the properties

should be listed as local heritage item, and the site inspection of each property undertaking by Council's independent external heritage consultant.

- A letter was sent to abovementioned property owners on 19 October 2023 advising of the findings of the heritage assessment prepared by Council's independent heritage consultant where it is concluded properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood demonstrate historic, aesthetic, rarity and representative significance at the local level and No. 23 Woodside Avenue Burwood also has associative significance.
- A letter was sent to abovementioned property owners on 26 October 2023 advising that Council resolved at its meeting 24 October 2023 to prepare a Planning Proposal to amend Schedule 5 of the Burwood Local Environmental Plan 2012 to group heritage list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood.

It is proposed that the owners of Nos. 23, 25 and 27 Woodside Avenue, Burwood, will be further consulted during the exhibition of the planning proposal. The specific timeframes for this consultation will be outlined in the Gateway Determination. The public exhibition will encompass the following:

- Electronic copy of all relevant information on Council's Participate Burwood website, as well as the DPE Planning Proposal tracker.
- Letters to the owners of Nos. 23, 25 and 27 Woodside Avenue, Burwood and owners of adjoining properties in the vicinity of the subject site.
- Letters to relevant State agencies and other authorities/agencies nominated by the DPE as part of the Gateway Determination.

The public exhibition will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulation 2021* (the Regulation), also having regard to other relevant plans and guidelines including the *Burwood Community Engagement Strategy* and *Local Environmental Plan Making Guideline* (August 2023) and any conditions of the Gateway Determination.

Planning or Policy Implications

Heritage listing of properties is undertaken through a Planning Proposal. This report seeks the advice of the Burwood Local Planning Panel (BLPP) with respect to the Planning Proposal. The BLPP's advice would be reported back to Council for consideration.

Should Council then resolve to progress the Planning Proposal, the general steps would be as follows:

- The Planning Proposal is submitted to the Department of Planning and Environment (DPE) for a Gateway Determination. This step will determine whether the proposal can proceed and outline the community and agency consultation required.
- Public exhibition of the planning proposal and consultation with relevant State government agencies.
- The outcomes of community consultation are reported back to Council for consideration. The Council is asked whether it wishes to adopt the Planning Proposal and proceed to plan-making.
- If adopted, Council staff will liaise with the DPE and Parliamentary Counsel to amend the BLEP 2012.
- The properties are group listed in Schedule 5 of the BLEP 2012.

It is anticipated that the process would take approximately seven (7) months to complete, taking into account the December/January period.

Prior to the finalisation of the amendment, the identified properties will be afforded greater heritage protection, by way of being deemed as a draft heritage item, as soon as the Planning Proposal is placed on public exhibition. A notation will be included on the affected section 10.7 Planning Certificates to ensure that the information is available to current and future land owners.

Financial Implications

It is expected that there are no other financial implications with respect to the Planning Proposal other than staff allocation and resources.

Conclusion

A Planning Proposal has been prepared to facilitate the group heritage listing of the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood, under Schedule 5 of the Burwood LEP 2012.

An independent heritage assessment of the subject properties has been undertaken by Lisa Trueman Heritage Advisor. This report concludes that Nos 23,25 & 27 Woodside Avenue, Burwood demonstrate historic, aesthetic, rarity and representative significance at the local level and meet the threshold for listing as item of local significance under the BLEP 2012.

It is recommended that Burwood Local Planning Panel support the Planning Proposal and provide advice to Council to proceed with the group listing of properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood.

Recommendation(s)

That the Burwood Local Planning Panel:

- (a) support the Planning Proposal to amend Schedule 5 of the Burwood LEP 2012 to group list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood which as part of an independent assessment demonstrate heritage significance and meet the threshold of local significance for the relevant criteria, as outlined in the Planning Proposal.
- (b) provides advice to Council to proceed with the Planning Proposal at Attachment 2 to group list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood as a local heritage item in the Burwood LEP 2012.

Attachments

- 1 [23, 25 and 27 Woodside Avenue Burwood - Heritage Assessment - Final Report 12 October 2023](#)
- 2 [Planning Proposal - Group Heritage Listing of 23, 25 & 27 Woodside Avenue, Burwood](#)



23, 25 and 27 Woodside Avenue, Burwood

Heritage Assessment

Report prepared for Burwood Council

October 2023



LISA TRUEMAN
HERITAGE ADVISOR

Acknowledgement of Country

I acknowledge the traditional custodians of the land on which I live and work – the peoples of the Eora Nation. I recognise their continuing connection to land, waters and culture. I pay my respects to their elders past and present.



LISA TRUEMAN
HERITAGE ADVISOR

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Report Register

The following report register documents the development and issue of the report entitled 23, 25 and 27 Woodside Avenue, Burwood – Heritage Assessment, undertaken by Lisa Trueman Heritage Advisor.

Job No.	Issue No	Notes	Issue Date
Woodside 23, 25 and 27 - Heritage Assessment	1	Draft Report	25 September 2023
Woodside 23, 25 and 27 - Heritage Assessment	2	Final Report	11 October 2023

Executive Summary

Burwood Council (Council) has engaged Lisa Trueman Heritage Advisor (LTHA) to prepare a Heritage Assessment of 23, 25 and 27 Woodside Avenue, Burwood, to determine if they reach the threshold for listing as heritage items within Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP2012).

Council, at its meeting of 23 May 2023 considered a Mayoral Minute (MM1/23) relating to a heritage investigation of properties in Woodside Avenue, Burwood. Council resolved, in part, to undertake a preliminary, in-house assessment of the properties in Woodside Avenue, Burwood to determine if they should be considered for heritage listing. The preliminary assessment, undertaken by Council's Heritage Advisor, found that the three Federation houses, Nos. 23, 25 and 27 Woodside Avenue, were likely to meet the threshold for listing under at least three of the seven standard criteria for heritage listing. The preliminary heritage assessment recommended that Council conduct a full independent Heritage Assessment for 23, 25 and 27 Woodside Avenue, Burwood.

Accordingly, Council resolved, at its meeting of 27 June 2023, to engage an independent heritage consultant to undertake a detailed heritage assessment of the properties to determine if their level of heritage significance either individually or as a group, and to provide heritage inventory sheets for each property. This report fulfills the requirements of that recommendation.

This report has assessed the heritage significance of three dwellings at 23, 25 and 27 Woodside Avenue, Burwood, based on historical research, physical investigation, comparative analysis and an assessment of the local context. The assessment has been undertaken against the standard criteria for assessing heritage significance in NSW, to determine the level of significance of each property to the Burwood LGA.

This assessment concludes that all three properties demonstrate heritage significance at the local levels for the following reasons:

- The dwellings date from the early twentieth century, a key period in the development of Burwood.
- No. 23 Woodside Street has a longstanding association with the Mathews family, who were a prominent local family in Burwood in the early twentieth century.

- The houses are Federation Bungalows with Queen Anne details, a typology that is historically important in the development of Burwood.
- The original lot sizes have not been modified since the construction of the houses and the original curtilage of the three houses, separately and together, has been retained.
- The dwellings demonstrate key architectural features of the Federation Bungalow style and are fine representation of the typology in the Burwood area. The houses have a very high degree of integrity, both internal and external, that is rare in the locality.
- The lawn tennis court at No,23 Woodside Avenue, which originates from the early era of development of the site, is rare in the locality.
- The houses contribute to the historical and visual character of the Burwood LGA.
- The scale, setting, form, architectural features, materials and very high degree of intactness of the houses is comparable to other heritage listed houses and groups of houses in the Burwood LGA.

The following Statement of Significance is provided in Section 5 of the report:

The Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.

The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.

The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classed and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathew constructed the house on the property and retained ownership until 1953.

The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.

Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.

The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.

The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.

Nos. 23, 25 and 27 Woodside Avenue have been assessed as meeting the threshold for local heritage listing under criteria (a) historical significance, (c) aesthetic significance, (f) rarity and (g) representativeness of the standard criteria. No.23 Woodside Avenue also has significance under criterion (b) historical associations. It is recommended that the three properties be listed as a group heritage item under Schedule 5 (Heritage Items) of the Burwood Local Environmental Plan 2012. The listing should be supported by individual inventory sheets that describe the significant features of each property, including interiors.



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INTRODUCTION





1. Introduction

1.1 Background

Burwood Council (Council) has engaged Lisa Trueman Heritage Advisor (LTHA) to prepare a Heritage Assessment of 23, 25 and 27 Woodside Avenue, Burwood, to determine if they reach the threshold for listing as heritage items within Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP2012).

Council, at its meeting of 23 May 2023 considered a Mayoral Minute (MM1/23) relating to a heritage investigation of properties in Woodside Avenue, Burwood. Council resolved, in part, to undertake a preliminary, in-house assessment of the properties in Woodside Avenue, Burwood to determine if they should be considered for heritage listing. The preliminary assessment, undertaken by Council's Heritage Advisor, found that the three Federation houses, Nos. 23, 25 and 27 Woodside Avenue, were likely to meet the threshold for listing under at least three of the seven standard criteria for heritage listing. The preliminary heritage assessment recommended that Council conduct a full independent Heritage Assessment for 23, 25 and 27 Woodside Avenue, Burwood.

Accordingly, Council resolved, at its meeting of 27 June 2023, to engage an independent heritage consultant to undertake a detailed heritage assessment of the properties to determine if their level of heritage significance either individually or as a group, and to provide heritage inventory sheets for each property. This report fulfills the requirements of that recommendation.

1.2 Location of the Site

The subject sites are located at 23, 25 and 27 Woodside Avenue, Burwood. They are within the Burwood Council Local Government Area (LGA). 23 Woodside Avenue is located on Lot 10 DP935162 and Lot 11 DP166782. 25 Woodside Avenue is located on Lot 1 DP925281. 27 Woodside Avenue is located on Lot 1 DP925281. The location is as detailed in Figure 1.1. Property information is provided in Table 1.1.

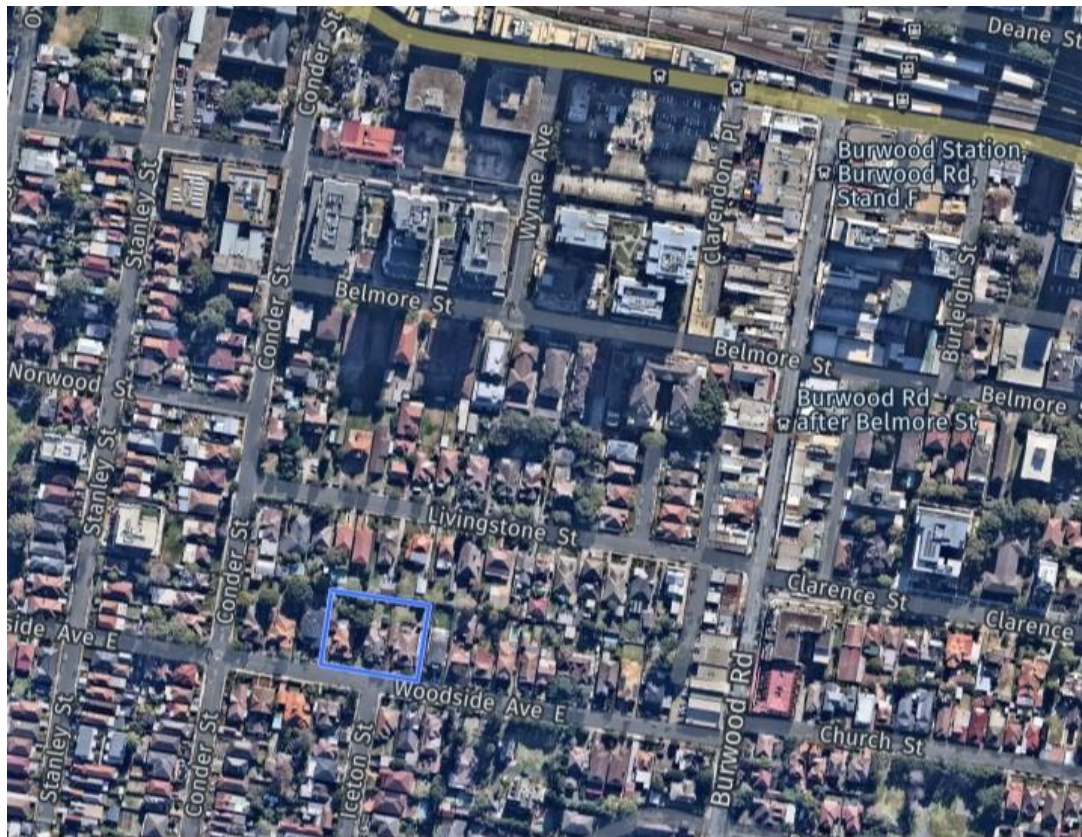


Figure 1.1 General Location of subject sites (Source: Nearmap with LTHA overlay)



Figure 1.1: Subject Sites (Source: Nearmap with LTHA overlay)

Address	Lot Number	Land Zoning	Maximum building height
23 Woodside Avenue	Lot 11 DP166782 Lot 10 DP935162	R2: Low Density Residential	8.5m
25 Woodside Avenue	Lot 1 DP936531	R2: Low Density Residential	8.5m
27 Woodside Avenue	Lot 1 DP925281	R2: Low Density Residential	8.5m

Table 1.1: Property Information.



1.3 Heritage Context

The subject sites are not listed as a heritage item under the *Burwood Local Environmental Plan 2012* (BLEP2012), nor are they located within a heritage conservation area (HCA). However, they are located in the vicinity of several locally listed heritage items and a heritage conservation area, as outlined in Table 1.2 below.



Figure 1.2: Burwood LEP Heritage Map showing the heritage context of the subject site (Source: BLEP 2012)

Item Name	Address	Significance	Item No.
St Pauls Close Heritage Conservation Area	-	Local	C18
Wellings and Gatehouse	4 Woodside Avenue East	Local	I119
Bungalow and Garden	6 Woodside Avenue East	Local	I120
'Luscombe'	7 Woodside Avenue East	Local	I121
Victorian Villas	201 and 203 Burwood Road	Local	I29

Table 1.2: Heritage Items in the Vicinity of the Subject Site.



1.4 Methodology

The approach, methodology, assessment procedures, criteria and recommendations of this report have been prepared in accordance with the *Australia ICOMOS Burra Charter, 2013* 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*.

1.5 Literature Review

The following documents have been reviewed in the preparation of this report:

- Burwood Local Environmental Plan 2012 (BLEP2012)
- Preliminary Heritage Assessment – Woodside Avenue, Burwood – Burwood Council, June 2023

1.6 Terminology

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

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be

distinguished from repair. Repair involves restoration or reconstruction. **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.



Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Curtilage is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.

Setting means the area around a place, which may include the visual catchment. **Related place** means a place that contributes to the cultural significance of another place.

1.7 Limitations

This report does not include an assessment of the historical archaeological potential or First Nations cultural values of the sites. It is limited to an assessment of the existing buildings on the sites and their current setting. Research includes a desktop analysis of available information and primary research undertaken at Burwood Library.

1.8 Authorship and Acknowledgements

This report has been prepared by Lisa Trueman (Director and Principal Heritage Advisor) and Janna St Leon (Heritage Consultant). We gratefully acknowledge the assistance of Burwood Council's Heritage Advisor, Gavin Patton, and the staff at Burwood Library.

STATUTORY CONTEXT





2. Statutory Context

2.1 Introduction

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

- The *Heritage Act 1977* (NSW) (Heritage Act); and
- The *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act).

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve NSW's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'. The subject site is not listed on the State Heritage Register (SHR) and there are no items listed on the SHR within the vicinity of the site.

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 Burwood Local Environmental Plan 2012

The Burwood Local Environmental Plan 2012 is the principal environmental planning instrument applying to the land. Schedule 5 of the LEP identifies heritage items and heritage conservation areas. The objectives of Clause 5.10 are as follows:

(a) to conserve the environmental heritage of Burwood,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,



(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject properties are not currently listed as heritage items, nor are they located within a heritage conservation area, within the Burwood LEP.

HISTORICAL OVERVIEW





3. Historical Overview

This section provides a detailed history of 23, 25 and 27 Woodside Avenue using primary and secondary sources, supplemented with additional research from the State Library of NSW (SLNSW), NSW Land Registry Services and NSW State Archives and Records. Principal research was undertaken at Burwood Library including the research of Indigenous history, the development of Burwood and the history of the subject dwellings. Historic information, including building plans, development applications, valuations and rate records were obtained from the Burwood Council Archives, Burwood Library, and other electronic databases. A search of the Sands Directory was undertaken via electronic data available from the City of Sydney Archives.

3.1 Indigenous History of Burwood

Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³

The Wangal accessed the Burwood area by canoes which travelled from the Cook River and Parramatta River. The clan also used native land pathways from Sydney to Parramatta which is believed to have followed the present-day route of Parramatta Road. The geographical terrain of Burwood was generally flat with no prominent rock shelters or overhangs suitable for camping. This would suggest that the Wangal camped in the district using bark huts or 'gunyahs'; a small temporary shelter commonly made from bark and branches. The lack of suitable rock shelters suggests that the Wangal frequented the area to gather plant foods

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>



and hunt animals, rather than set up long-term camps. Despite this, the Burwood area was an integral part of the social and cultural life of the Wangal. The Wangal were a coastal clan who hunted and gathered most of their food from the land, rivers, and bays. During the summer season, the Wangal would gather shellfish, mussels and fish from the Cooks River and Parramatta River. In the winter months, they relied on hunting kangaroos, possums, emus, and ducks.

Lieutenant William Bradley documented an early interaction with the Wangal people on 5 February 1788. Bradley recorded seeing several Wangal people along the banks of the river near present-day Mortlake. Bradley documented that upon the British landing on the opposite shore to cook breakfast, seven Wangal men joined them, leaving their spears in their canoes.

*'We made signs to them to cover over and waved green boughs, soon after which 7 of them came over in two canoes and landed near our boats, they left their spears in the canoes and came to us; we tied beads etc about them and left them our fire to dress their muscles, which they went about as soon as our boats put off.'*⁴

The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁵ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁶

⁴ Lieutenant William Bradley, *A Voyage to New South Wales*, December 1786-May 1792, State Library of NSW

⁵ Aboriginal People and Place," City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁶ Ibid.



3.2 Early European Settlement of Burwood

The development of Burwood can be traced to the early stages of British colonial settlement in Sydney. The early years of the colony under the command of Governor Arthur Phillip, were increasingly desolate and marred with instability caused by rampant illness and an insecure food supply.⁷ The soil surrounding the Sydney Cove settlement was deemed too poor to grow substantial fertile crops which further pressured the dwindling food supply brought over from Britain. The food shortage prioritised the establishment of a secondary settlement and farming community that would supply crops and food for the expanding colony.

The Parramatta district was chosen in 1788 after a successful surveying expedition undertaken by Governor Phillip, and the settlement was named 'Rose Hill.' Communication and access between Rose Hill and Sydney Cove was initially made by boat which travelled to the upper reaches of the Parramatta River. A land route was soon established through a rough bush track which followed much of the same route as present-day Parramatta Road.⁸ The passage was widened and cleared using convict labour and by 1794 formed a usable road. The increased use of the road necessitated the need for an overnight resting place between Sydney Cove and Rose Hill.⁹ The chosen site was selected in 1792 and was located near present-day Concord. The respite site rapidly developed with the construction of several huts and the clearance of more land and became known as the 'Longbottom Government Farm.'¹⁰

With the departure of Governor Phillip in 1792, there was an increase in private farm ownership, much of which was undertaken in the Burwood district. Lieutenant Governor Major Grose, established a policy to grant 100-acres of land to any officer who wished to cultivate land, and formed a similar policy to make smaller grants to soldiers and emancipated convicts on the condition that they improve the cultivation of the land.¹¹ The earliest recorded settler in the Burwood area was a free settler named Sarah Nelson who arrived in Sydney in 1789.

⁷ Alan Birch and David S. Macmillan, *The Sydney Scene: 1788 – 1960*, (Melbourne: Melbourne University Press, 1962), 3-6.

⁸ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974* (Sydney: National Library of Australia, 1974), Page 11.

⁹ 'Longbottom Stockade,' City of Canada Bay: Longbottom Stockade, Accessed 20/08/2023, <https://canadabayheritage.asn.au/canada-bay-history/longbottom-stockade/>

¹⁰ Ibid.

¹¹ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 12.



Nelson was granted 15-acres of land on November 19, 1794, which was known as 'Nelson Farm.'¹² Nelson Farm was located on the area now known as the Malvern Hill estate in Croydon.

On 3 August 1799, Governor John Hunter granted Captain Thomas Rowley 260-acres of land situated on the south side of Parramatta Road. Rowley named the land 'Burwood,' after Burwood Farm in his native Cornwall.¹³ A second land grant was made in late 1799 which comprised of the land east of Burwood Road, which increased Rowley's Burwood Estate to 750-acres.¹⁴ The estate was cleared and a flock of 500 sheep were purchased from Captain Waterhouse.¹⁵ Upon Rowley's death in 1806, the estate was passed onto his two sons, however as both were minors, the role of trustee was appointed to Thomas Moore.¹⁶ In 1812, Moore gave instruction to a firm of auctioneers to sell the Burwood Estate, which was sold to prominent businessman Alexander Riley.¹⁷ Riley built a large cottage on the estate which he named 'Burwood Villa,' and resided there until he returned to England in 1817.¹⁸ Contention would later arise between Riley and Rowley's children who disputed the unlawful sale of their father's estate by Thomas Moore.

Other prominent land grants include 1000-acres granted to William Faithful on 1 January 1810. Faithful's farm adjoined Rowley's Burwood Estate and extended south to the Cooks River. The land was granted to Faithful with several conditions including a 5-year period of ownership before selling and the Government retaining the right to build a public roadway through the land.¹⁹ Faithful exchanged the grant at the end of the five-year period for land at Jordan Hill. The stipulation to build a public roadway was fulfilled by the time of Faithful's departure. The newly formed roadway linked Sydney to Liverpool and passed directly through Faithful's Farm. The roadway necessitated the division of the estate in 1815 which was separated into a north and south section. Alexander Riley purchased 200 acres located on the northern side of the Road and incorporated the land into his existing Burwood estate.²⁰ The remaining 800-acres south of Liverpool Road were regranted to Simeon Lord in 1816.

¹² Ibid, Page 12.

¹³ Ibid, Page 15.

¹⁴ Ibid, Page 15.

¹⁵ Ibid, Page 15.

¹⁶ Ibid, Page 16.

¹⁷ Ibid, Page 16.

¹⁸ Ibid, Page 16.

¹⁹ Ibid, Page 16.

²⁰ Ibid, Page 16.

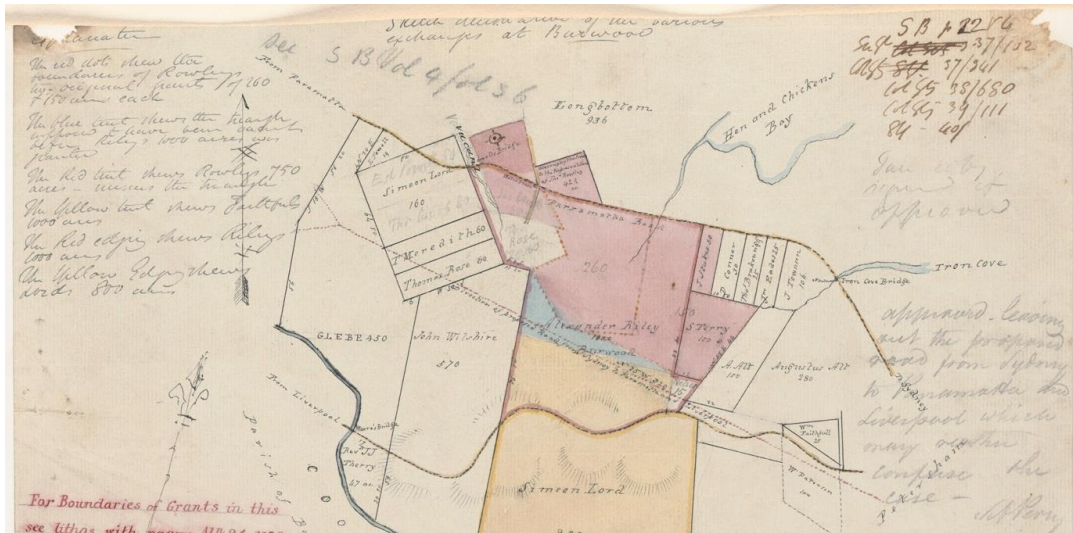


Figure 3.1: Sketch showing the transfer of William Faithful's land grant to Alexander Riley and Simeon Lord. The land north of Liverpool Road was conveyed to Alexander Riley. The remaining 800-acres south of Liverpool Road was regranted to Simeon Lord in 1816. (Source: State Archives and Records, NRS13886, Sketch Book 4 Folio 22)

3.3 Early Subdivision of Burwood

Following Riley's death in 1833, Rowley's sons successfully challenged the unlawful sale of the Burwood Estate and regained ownership of the 750-acres illegally sold in 1812.²¹ The estate was then divided amongst Rowley's sons Thomas Rowley Jr and John Rowley, and his sons in law Henry Sparrow Briggs and John Lucas. The new owners subdivided and sold off the estates into blocks ranging from 4 to 20-acres.

²¹ Ibid, Page 26.

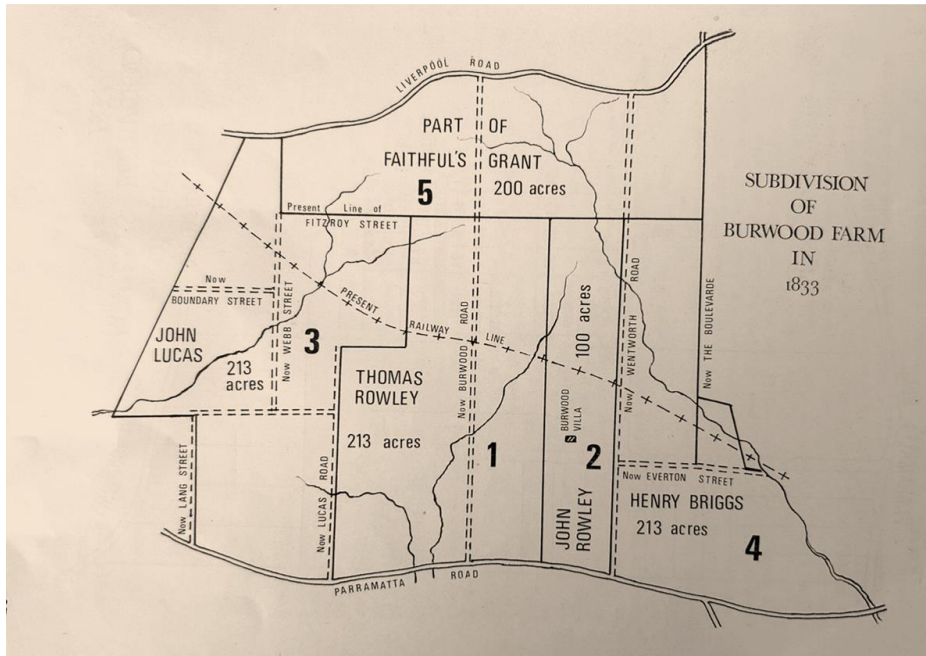


Figure 3.2: Map of the Subdivision of Rowley's estate in 1833 with each section now belonging to his sons and sons in law (Source: Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974* (Sydney: National Library of Australia, 1974), Page 27).

Twenty-eight allotments in the 'Village of Burwood' were advertised for auction on 4 December 1835.²² The small sections were mostly bought for the purpose of building gentlemen's country homes, while the larger sections were sold for private farming.²³ The subdivided blocks had access to either Liverpool Road or Parramatta Road, which influenced the formation of Burwood's early street layout. The streets were commonly named after the original 1833 and 1834 landowners and first residents. Notable early streets include Comer Street named after landowner James Comer in 1834 and Neich Parade named after Emanuel Neich of The Bath Arms Inn.²⁴ Despite the sale of Rowley's estate, the development of Burwood from a farming settlement to a village did not take full effect until the late 1850s.

²² GML Heritage, *Heritage Impact Statement 11 Seale Street, Burwood*, 2021, Page 7.

²³ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 31.

²⁴ *Ibid*, Page 29.



Figure 3.3: Burwood Railway Station c.a1855-1877 (Source: State Records and Archives, NRS 17420-2-29-887-000)

Burwood railway station opened in 1855 with the Sydney to Parramatta railway service providing fast and easy access to the previously isolated farming settlement. The railway services encouraged further subdivision and development in town, with many small allotments in close proximity to the railway station and corridor sold off during the 1860s. A village centre close to the railway station soon followed with the formation of a post office agency and general store in 1861. The railway line had a significant impact on the socio-economic landscape of Burwood as it ushered in a new class of wealthy landowners, most of whom were professionals or businessmen, drawn to the generous blocks of lands and rail accessibility to Sydney. Burwood became a popular suburb for new residents wanting to establish country estates with extensive gardens. Some notable estates built during this period include *Wellings* (4 Woodside Avenue) which was built during the late 1830s but was converted into the Victorian Gothic style during the 1860s, *Cicada* built in 1863 on Queen Street and *Humberstone* built in 1869 in nearby Croydon. The influx of wealthy residents led to the construction of several stately Victorian mansions and estates during the late 19th Century. Notable examples of Victorian mansions include *The Priory* built in 1877 for Mowbray Forrest, *Woodstock* built in the late 1860s by Edwin Penfold, and *Cintra* built in 1863 by Walter Friend.



While majority of the Victorian mansions were built with the intention of establishing ancestral estates, the development boom of Burwood would continue to intensify into the late 19th Century.²⁵

Following the incorporation of the Municipality of Burwood in 1874, a number of the large country estates established in the previous years were subdivided into small suburban lots and offered for sale. This further increased commercial activity in the area and attracted middle-class residents who could now afford to purchase land in Burwood. In 1874, the Burwood Municipal Council was formed, and several civic works were undertaken which greatly improved living standards in Burwood.²⁶ Works included the first kerbing and guttering of roadways and streets, the installation of street lighting and the creation of public parks and reserves.²⁷ By 1896, the Council had laid down a further 31 miles (49.6 km) of roadway, and by 1900, much of the land in Burwood had been subdivided and built on.²⁸ The urban development of Burwood during this period was also driven by a rapid population increase which grew from 1,250 in 1874 to 7,400 by 1900.²⁹ The development boom would continue well into the 20th Century. In the 1920s, Burwood Council prohibited the construction or use of residential flat buildings in four residential districts in the municipality. Burwood Council also restricted commercial development to specified zones.³⁰ This would ultimately influence the predominately residential character of the district, with commercial premises largely confined along Burwood Road and surrounding the railway station.

²⁵ Ibid, Page 41.

²⁶ GML Heritage, *Heritage Impact Statement 11 Seale Street, Burwood*, 2021, Page 8.

²⁷ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 51.

²⁸ Ibid, Page 51.

²⁹ Ibid, Page 51.

³⁰ GML Heritage, *Heritage Impact Statement 11 Seale Street, Burwood*, 2021, Page 9.



Date	Detail
Pre 1788	The Wangal people of the Dharug tribe occupy the Burwood area for at least 10,000 years prior to 1788.
1788	The First Fleet arrive at Sydney Cove.
1792	Present-day Concord chosen as a respite site between Rose Hill and Sydney Cove.
1794	Sarah Nelson, a free settler, receives the first land grant at Burwood.
1799	Captain Thomas Rowley is granted 260-acres on the south side of Parramatta Road. Rowley names the land 'Burwood.' Rowley receives a second land grant later in 1799 which increases his land to 750-acres.
1806	Thomas Rowley dies and his estate is appointed to trustee Thomas Moore.
1810	William Faithful is granted 1000-acres of land.
1812	Thomas Moore gives instructions to sell Burwood Estate. Burwood Estate is sold to Alexander Riley who builds a cottage on the named 'Burwood Villa.'
1815	Faithful's grant is divided into a north and south section due to the formation of Liverpool Road. Alexander Riley purchases 200-acres of Faithful's land on the north side of the road which is then incorporated into his Burwood estate.
1833	Thomas Rowley's son's successfully challenge the unlawful sale of their father's estate. The estate is returned to Rowley's sons and sons in law. The new owners subdivide and sell off the estate into blocks ranging from 4 to 20-acres.
1835	28 allotments in the 'Village of Burwood' are advertised for auction.
1855	Burwood railway station opens.
1861	Burwood post office agency and general store is established.
1874	The Burwood Municipal Council is formed.

Table 3.1: Chronology of the History of Burwood



3.4 History of Woodside Avenue

Woodside Avenue is located on the southern boundary of Thomas Rowley's original 750-acre estate. The estate located south of the boundary originally belonged to William Faithful's 1000-acre land grant. Faithful and Alexander Riley, who had purchased Thomas Rowley's estate in 1812, entered into a land swap on 21 April 1815 with Riley acquiring 200-acres of Faithful's land north of the new Liverpool Road and directly below the original southern boundary of Rowley's estate. Alexander Riley died in May 1833 and ownership of the land was successfully challenged by the descendants of Thomas Rowley. The estate was regranted to Rowley's sons Thomas Rowley Jr and John Rowley, and his sons in law Henry Sparrow Briggs and John Lucas. The new owners subdivided and sold off the estates into blocks ranging from 4 to 20-acres. Woodside Avenue is located in the 100-acre section re-granted to Rowley's son, John Rowley.

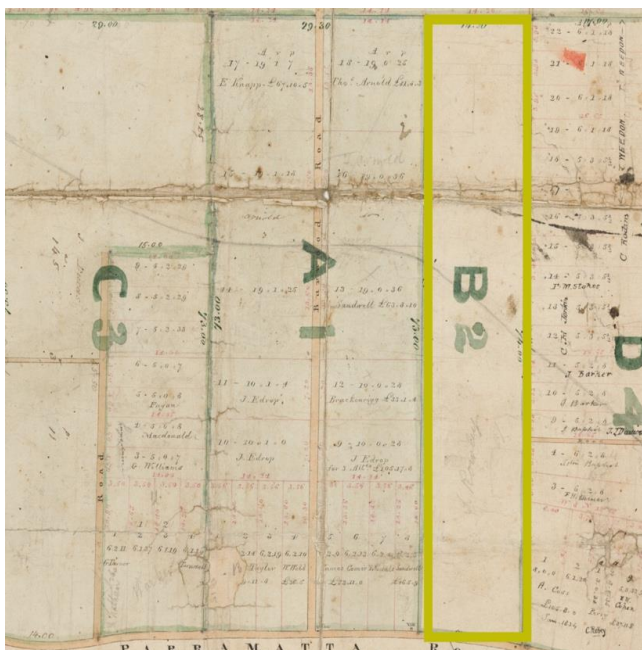


Figure 3.4: Subdivision map of the Burwood Estate. The subject site is located in section B2 which shows John Rowley's section of land c.a 1860s (Source: State Library of NSW, FL8778811 with overlay)

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The west-section of the avenue between Redmire Road (later The Boulevard) and Wentworth Road was named 'Woodside Avenue' after the 'Woodside Estate' which formed part of Lot 75, Lot 76 and Lot 77.

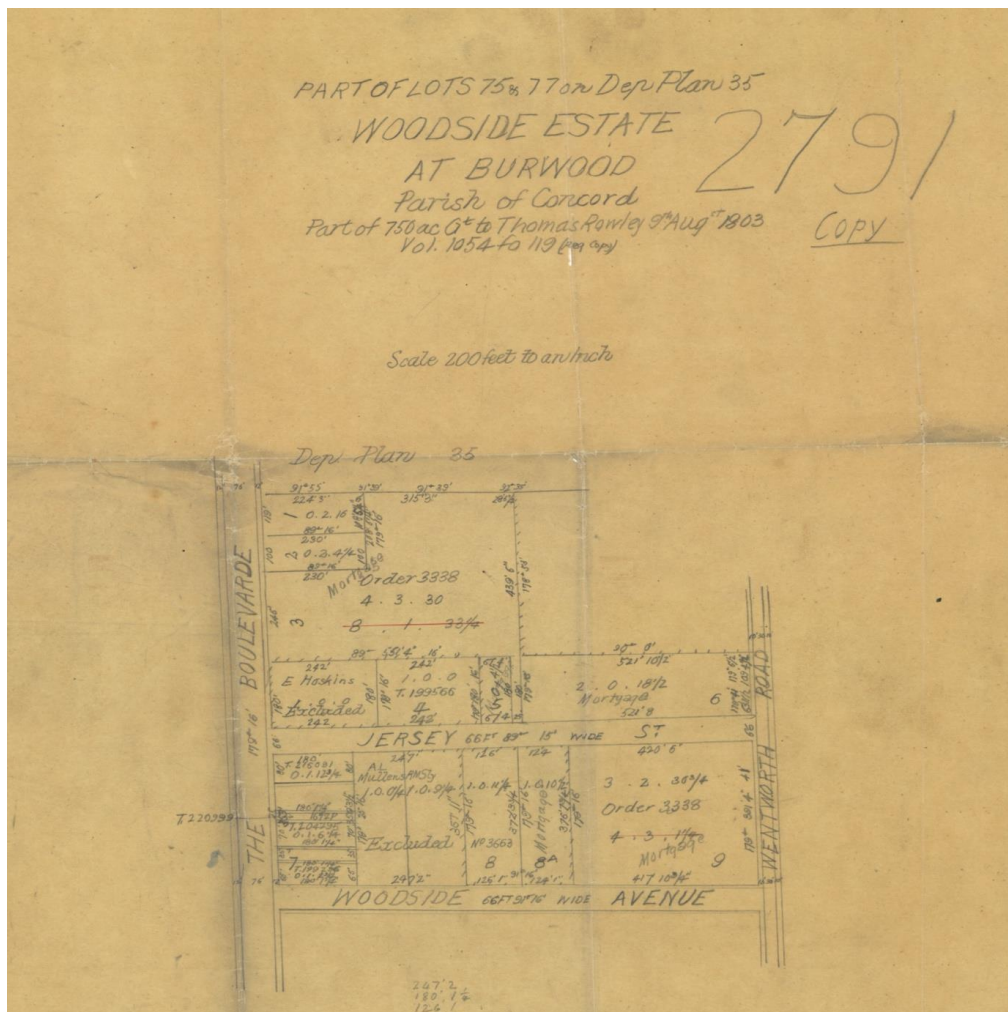


Figure 3.5: Woodside Estate c.a 1893 (Source: State Library of NSW, FL9110813)

The east section of the avenue between Wentworth Road and Burwood Road, where the subject sites are located, was originally named 'Want Place' and later 'Want Street' after John Want, one of Burwood's earliest residents who bought several blocks of the Rowley



Subdivision during the 1840s.³¹ Want Street was renamed 'Woodside Avenue East' on the 3rd of December 1924.³²

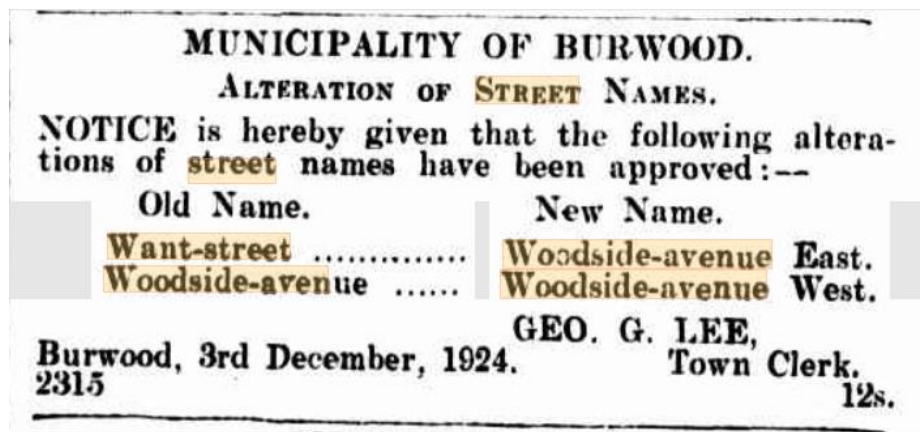


Figure 3.6: NSW Government Gazette announcing the alteration of Street Names c. 1924 (Source: Government Gazette of the State of New South Wales, 5 December 1924)

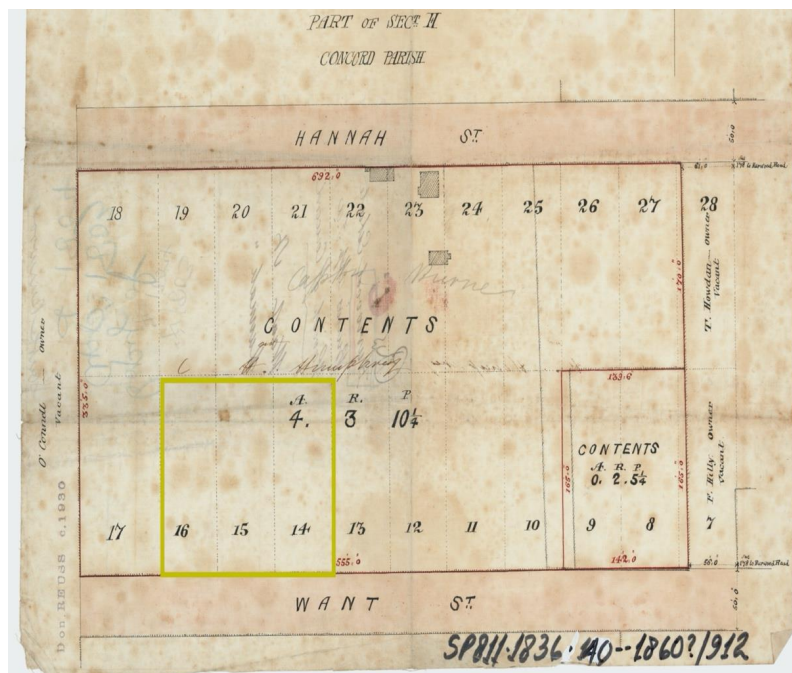


Figure 3.7: Map of the Burwood Estate showing the early subdivision of Want Street c. 1860 (Source: State Library of NSW, FL9117672 with overlay)

³¹ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 29.

³² Ibid, Page 188.



The subject sites presently located at 23, 25, 27 Woodside Avenue appear in an early map of the Burwood Estate dated in 1860 (Figure 7). The map shows the subdivision pattern of Want Street which was divided into several lots between Conder Street and Burwood Road. The subject sites comprise Lot 16, Lot 15 and Lot 14 as marked on the subdivision map, however there is no record of a dwelling on these lots. The subject sites also appear in an 1893 Higginbotham and Robinson Map of the Burwood Municipality (Figure 8) as part of the Cheltenham Estate. The map shows further subdivision along Want Street and the construction of dwellings on Lot 11, Lot 10, and Lot 8. The subject sites remain as Lot 14, Lot 15 and Lot 16 and are marked as vacant. It is likely that the Lot numbers were reallocated after 1893 as Lot 7, Lot 8, and Lot 9.

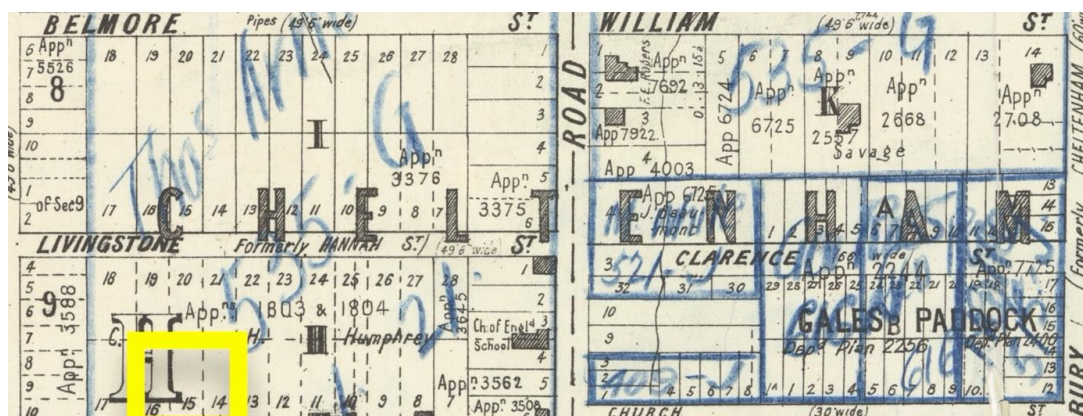


Figure 3.8: Details from Map of the Municipality of Burwood by Higginbotham and Robinson in 1893. Details of the map show the subject sites listed under Section H of the Cheltenham Estate. The Lot numbers were likely reallocated during the early 1900s. (Source: State Library of NSW, FL16812409 with overlay)

3.5 No. 23 Woodside Avenue Burwood

No. 23 Woodside Avenue was first conveyed to John Ogilvie Henry Wrenford Mathews who purchased 1rd. at Lot 7, Section H of the Cheltenham Estate, Livingstone Street, Burwood, in December 1909.³³

³³ NSW Land Registry Services, Torrens Purchaser Index, Vol 879, Folio 57.

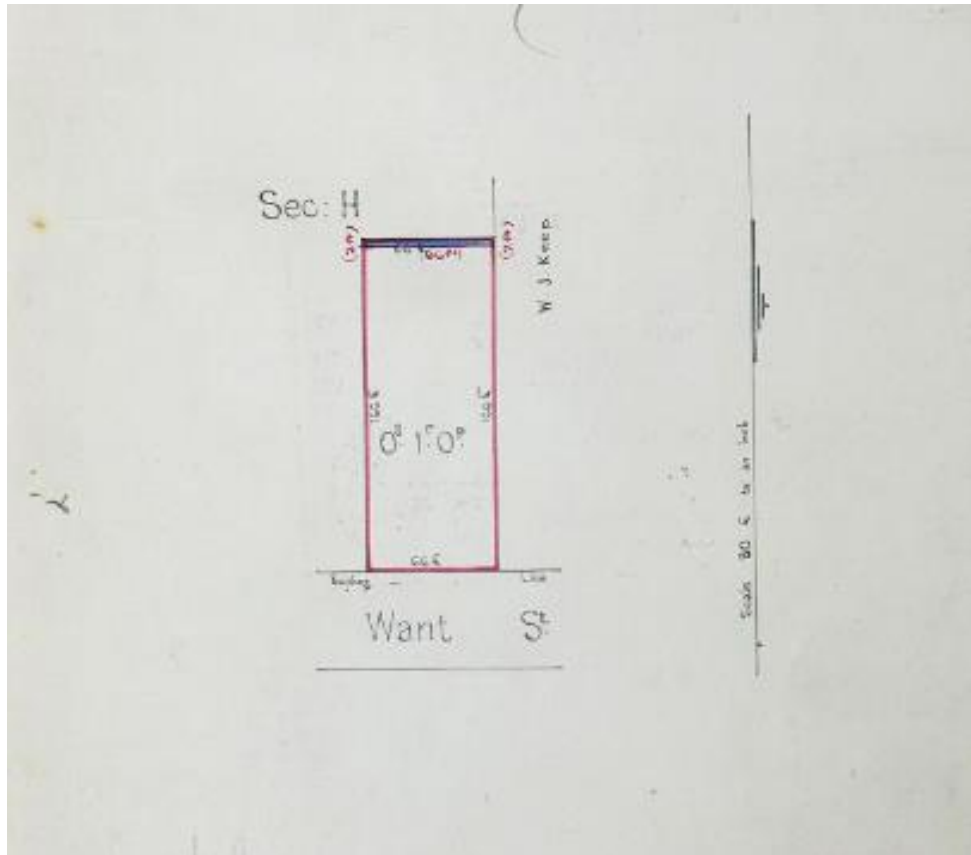


Figure 3.9: Block plan of land conveyed to J. W. Mathews in December 1909 (Source: NSW Land Registry Services, CT Vol 2025, Fol 105)

Mathews erected a Federation style cottage on Lot 7 facing Want Street which was named 'Amsterdam'. The dwelling first appears in the 1911 edition of the Sands Directory which records detail from the previous year. The property is listed as 'Amsterdam' occupied by J. W. Mathews.³⁴ The property appears in subsequent yearly editions of the Sands Directory from 1912 to 1922 listed as 'Amsterdam' occupied by J. W. Mathews. The 1923 edition lists the property as 9 Want Street occupied by J. W. Mathews, likely reflecting the establishment of a street number.³⁵ The alteration of the street name from Want Street to Woodside Avenue in December 1924 reallocated the street number and address to 23 Woodside Avenue. The house was renamed during this period from 'Amsterdam' to 'Wandook'. The Sands Directory continues to list J. W. Mathews as the occupant of the dwelling from 1924 until the cessation

³⁴Sands Sydney, Suburban and Country Commercial Directory, 1911.

³⁵ Sands Sydney, Suburban and Country Commercial Directory, 1923.



of the directory in 1932. Valuation records for the property appear in several yearly editions of the *Valuation Books for the Municipality of Burwood*. The property is first listed in 1911 as having an improved value of £965.³⁶ Records indicate the property grew in value over the proceeding decades, likely reflecting improvements and additions to the property. The 1925 valuation record lists the property, then known as '23 Wandook,' with an improved value of £2000.³⁷

3.5.1 Ownership by J. W Mathews

John Ogilvie Henry Wrenford Mathews (1874-1954), also known as John Wrenford Mathews, was a prominent sheep classer and wool expert who contributed to Australia's agricultural development and wool industry. Mathews was born in Moorabool, Victoria and completed a diploma in wool-growing and wool classing from the Working Men's College in Melbourne.³⁸ In 1905, Mathews began teaching as a wool instructor at the School of Mines and Industries, Adelaide, and would later lecture in sheep-breeding and wool-growing at Roseworthy Agricultural College, Adelaide.³⁹ In August 1909, Mathews was appointed a new role as a sheep and wool expert and instructor in the New South Wales Department of Agriculture on an annual salary of £400.⁴⁰ Upon receiving the appointment, Mathews relocated to Sydney with his wife Isobel Zevenboom, whom he married on 29 July 1903, and their sons Wrenford John Mathews, Donald Zevenbottom Mathews, and Herbert Clive Mathews.⁴¹ Mathews purchased the land at Burwood in late 1909 shortly after receiving his appointment in August.⁴² The dwelling was erected sometime in early 1910 and was an established family residence at the time of his twin daughters birth on May 8, 1910. The birth announcement published in *The Sydney Morning Herald* on 18 May 1910 announced the birth of twin daughters Isabel and Ethel to Mrs. J. Wrenford Mathews, born May 8, 1910, at 'Amsterdam' Want Street, Burwood.⁴³

The Mathews family were a prominent and active family in Burwood society, presumably due to Mathews senior role at the NSW Department of Agriculture, and his later work as a lecturer

³⁶ Valuation Books for the Municipality of Burwood, 1911, Burwood Council.

³⁷ Valuation Books for the Municipality of Burwood, 1925, Burwood Council.

³⁸ G.P. Walsh, 'Mathews, Wrenford John Ogilvie (1874-1954)', Australian Dictionary of Biography, Accessed 22/8/2023, <https://adb.anu.edu.au/biography/mathews-wrenford-john-ogilvie-674>

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ *The Register*, 13 September 1922, Page 13.

⁴² NSW Land Registry Services, Torrens Purchaser Index, Vol 879, Folio 57

⁴³ *The Sydney Morning Herald*, 18 May 1910, Page 8.



at the Hawkesbury Agricultural College and writer for the *Agricultural Gazette of New South Wales*.⁴⁴ The social status of the Mathews family is evident as their various milestones such as births, engagements, weddings, and retirements appeared in great detail in the society sections of *The Sydney Morning Herald*, *The Sun*, and *The Daily Telegraph*. Information regarding the dwelling at 23 Woodside Avenue can be obtained from these articles including likely additions and improvements, and periods of occupation by the Mathews family. A wedding announcement published by *The Daily Telegraph* on 17 April 1936 titled 'Burwood Bride,' details the wedding of Ethel Mathews to William H. Mann which took place at nearby St Paul's Anglican Church. The article reports that the wedding reception took place at 'Wandook,' the home of the bride's parents where a marquee was erected on the tennis court located at the property.⁴⁵



Figure 3.10: Wedding Announcement for Miss Ethel Mathews
(Source: The Daily Telegraph, 17 April 1936)

Isobel Mathews died at the property in 1941 aged 68.⁴⁶ John Wrenford Mathews then relocated to the family's merino stud located at Wahroongah, Nevertire, in north-west New South Wales, however he retained ownership of the Burwood property until 1953.⁴⁷ The

⁴⁴ G.P. Walsh, 'Mathews, Wrenford John Ogilvie (1874-1954)', Australian Dictionary of Biography, Accessed 22/8/2023, <https://adb.anu.edu.au/biography/mathews-wrenford-john-ogilvie-674>.

⁴⁵ *The Daily Telegraph*, 17 April 1936, Page 15.

⁴⁶ New South Wales State Archives and Records, Item No A29955, INX-15-42589

⁴⁷ Australia Electoral Rolls, New South Wales, 1954, Lowe, Burwood, Page 62.



property was likely leased to tenants during this period or may have remained as Mathew's Sydney base. The property was conveyed to Alvin Ross Gardner and his mother-in-law Margaret Harriet Withers in 1953.⁴⁸ Withers resided at the property at the time of her death in September 1972⁴⁹ The property likely remained in the ownership of her daughter and son-in-law, Margaret Maud Gardner, and Alvin Ross Gardner. Alvin Ross Gardner died in March 1987 with his last place of residence listed as Burwood.⁵⁰ The property was then sold in 1990 to Ian and Diana Ditchfield who lived at the property until 2023. It was sold in May 2023 to its current owner.

Year	Owner	Description
Late 1909	J. W. Mathews	1 Rood, Lot 7, Section H of the Cheltenham Estate, Livingstone Street, Burwood.
1909/1910	J. W. Mathews	Dwelling erected on Lot 7, Section H, named 'Amsterdam'. Twin daughters Ethel and Isobel Mathews are born at the property on 8 May 1910.
1911	J. W. Mathews	'Amsterdam' first appears in the 1911 Sands Directory and the Valuation Books for the Municipality of Burwood, 1911.
1923	J. W. Mathews	Dwelling appears in the 1923 Sands Directory as 9 Want Street.
1924	J. W. Mathews	Want Street is renamed Woodside Avenue East. The subject dwelling previously known as 'Amsterdam' or 9 Want Street, is renamed 'Wandook' and reallocated as 23 Woodside Avenue East, Burwood.
1925	J. W. Mathews	The subject dwelling is recorded in the Valuation Books for the Municipality of Burwood with an improved value of £2000.
1936	J. W. Mathews	Ethel Mathews is married to William H. Mann at nearby St Paul's Anglican Church. Newspaper announcements describe the reception taking place at 'Wandook' where a marquee is erected on the tennis court. This article indicates that the tennis court was an established feature of the dwelling by the 1930s.

⁴⁸ NSW Land Registry Services, Old Torrens Register, Vol 2025, Folio 105.

⁴⁹ *The Sydney Morning Herald*, 2 September 1972, Page 124.

⁵⁰ *The Sydney Morning Herald*, 14 March 1987, Page 160.



Year	Owner	Description
1941	J. W. Mathews	Mrs. J. W. Mathews dies at the property.
1949	J. W. Mathews	J. W. Mathews uses 23 Woodside Avenue as his primary address for the NSW Electoral Roll
1953	J. W. Mathews Alvin Ross Gardner and Margaret Harriet Withers	J. W. Mathews uses 23 Woodside Avenue as his primary address for the NSW Electoral Roll, however he resides mostly at his merino stud in rural NSW. Property is sold to Alvin Ross Gardner and Margaret Harriet Withers in December 1953.
1972	Margaret Harriet Withers and Alvin Ross Gardner	Margaret Harriet Withers dies in 1972 and the property likely remains in the ownership of Alvin Ross Gardner.
1987	Alvin Ross Gardner	Alvin Ross Gardner dies
1990	Ian and Diana Ditchfield	Property sold to Ian and Diana Ditchfield in 1990
2023	Current Owners	Sold to current owners in 2023.

Table 3.2: 23 Woodside Avenue Chronology of Property Owner and Dwelling Details

3.6 No. 25 Woodside Avenue

No. 25 Woodside Avenue was first conveyed to Bertha Newton Ward, a spinster and teacher, who purchased 1rd. at Lot 8, Section H of the Cheltenham Estate, Want Street, in November 1910.⁵¹

⁵¹ NSW Land Registry Services, Old Torrens Register, Vol 2104, Folio 59.

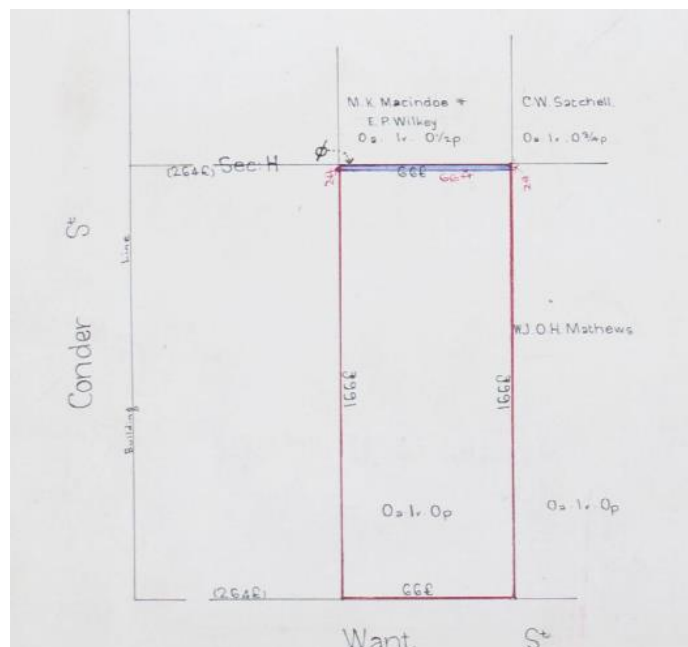


Figure 3.11: Block plan of land conveyed to Bertha Lewton Ward in November 1910

(Source: NSW Land Registry Services, CT Vol 2104, Fol 59)

Bertha Newtown Ward likely purchased the property for her widowed mother Anna Matilda Ward and her siblings who may have been minors at the time of purchase.⁵² New South Wales Electoral Rolls from 1913 list several members of the Ward family as occupants of Want Street, including Anna Matilda Ward, Bertha Newton Ward, Eveline Esdaile Ward, Harry Landstein Ward, Heaton Joseph Ward, and Lily Elizabeth Ward.⁵³

The 1911 edition of the Sands Directory first lists 'Mrs A. M Ward' as the main occupant of Want Street, however no street number or property name accompanies this listing.⁵⁴ As the 1911 Sands Directory reflected information from the previous year, and Bertha Newton Ward purchased the land in November 1910, it is likely that a dwelling was not yet constructed in 1911. A dwelling first appears in the 1913 edition of the Sands Directory, which makes it likely that a property was erected sometime in 1912.⁵⁵ The property is listed as 'Landstein' occupied by Mrs A. M Ward. It was likely named after her son Harry Landstein Ward. The property

⁵² Australia Electoral Rolls, New South Wales, Burwood, 1913, Page 63.

⁵³ Australia Electoral Rolls, New South Wales, Burwood, 1913, Page 63.

⁵⁴ Sands Sydney, Suburban and Country Commercial Directory, 1911.

⁵⁵ Sands Sydney, Suburban and Country Commercial Directory, 1913.



appears in subsequent yearly editions of the Sands Directory from 1913 to 1916 as 'Landstein' occupied by Mrs. A. M Ward. It appears in the 1917 edition of the Sands Directory as 'Toxteth' occupied by Mrs. A. M Ward.⁵⁶ Anna Matilda Ward died in 1921. Her funeral notice published in *The Daily Telegraph* on 25 August 1921 notes her last residence as 'Toxteth' Want Street, Burwood.⁵⁷ The property appears in the Sands Directory between 1919 and 1922 as occupied by Miss Lena Ward. It is possible that Miss Lena Ward was Eveline Esdaile Ward as noted in the 1913 electoral roll. The property is then listed between 1923 and 1925 as No. 11 Want Street occupied by Miss Lena Ward, reflecting the establishment of a street number. The alteration of the street name from Want Street to Woodside Avenue in December 1924 reallocated the street number and address to 25 Woodside Avenue. It appears in the 1926 edition of the Sands Directory as 25 Woodside Avenue occupied by Miss Lena Ward.⁵⁸

Under the ownership of the Ward family, the property appears in several yearly editions of the *Valuation Books for the Municipality of Burwood*. The property appears in the 1913 edition as occupied by H. J Ward, likely Heaton Joseph Ward, with an improved value of £1300.⁵⁹ It appears again in 1917 occupied by Heaton Joseph Ward with an improved value of £1350.⁶⁰ The 1922 edition lists the occupier as Miss Eveline E. Ward with an improved value of £1550.⁶¹ The 1922 listing of Miss Eveline E. Ward as the occupier confirms that 'Miss Lena Ward' recorded as the occupier in the Sands Directory between 1919 and 1926 is most likely Eveline Esdaile Ward. The property appears in the 1925 *Valuation Books for the Municipality of Burwood* first under the occupancy of H. L Ward, or Harry Landstein Ward, but the listing is amended to Muriel Fawcett Power, reflecting the change of ownership in 1926.⁶² The property name is recorded as 'Toxteth' with an improved value of £1750.

The property was conveyed to Frederick Danvers Power and his wife Muriel Fawcett Power in March 1926.⁶³ Frederick Danvers Power (1861-1955) was a prominent mining engineer who was a lecturer in mining at the Department of Geology at the University of Sydney.⁶⁴ Frederick

⁵⁶ Sands Sydney, Suburban and Country Commercial Directory, 1917.

⁵⁷ *The Daily Telegraph*, 25 August 1921, Page 4.

⁵⁸ Sands Sydney, Suburban and Country Commercial Directory, 1926.

⁵⁹ Valuation Books for the Municipality of Burwood, 1913, Burwood Council.

⁶⁰ Valuation Books for the Municipality of Burwood, 1917, Burwood Council.

⁶¹ Valuation Books for the Municipality of Burwood, 1922, Burwood Council.

⁶² Valuation Books for the Municipality of Burwood, 1925, Burwood Council.

⁶³ NSW Land Registry Services, Old Torrens Register, Vol 2104, Folio 59.

⁶⁴ 'Frederick Danvers Power 1861-1855' Australian Museum: History of our museum collection, Accessed 23/8/2023, <https://australian.museum/about/history/collections/frederick-danvers-power-1861-1955/>.



Danvers Power is listed as the occupant of 25 Woodside Avenue in the Sands Directory from 1927 until its cessation in 1932. Power lived at the property with his wife Muriel, and his sons Charles Danvers Power and Robert Danvers Power. Power appears in New South Wales Electoral Rolls as an occupant of 25 Woodside Avenue until his death in 1955. His death certificate indicates he died at Burwood in 1955, and likely passed away at the property.⁶⁵ Prior to his death, the property was transferred to his eldest son, Charles Danvers Power, a chemical engineer, in November 1931.⁶⁶ Charles Danvers Power occupied 25 Woodside Avenue with his wife Jean Darvall Power until his death in August 1995. Jean Darvall Power continued to live at the property until her death in February 1996.⁶⁷ A notice published in the *Sydney Morning Herald* on 11 March 1996 indicate that the accounts in relation to the estate of Charles Danvers Power had been filed in the registry of the Court.⁶⁸ The property at 25 Woodside Avenue was sold soon afterwards in 1996 to its current owners who have retained ownership since.

Year	Owner	Description
1910	Bertha Newton Ward	1 rd. Lot 8, Section H of Cheltenham Estate, Want Street is purchased in November 1910 by Bertha Newtown Ward.
1911	Bertha Newton Ward	Property first appears in the Sands Directory under A. M Ward, or Anna Matilda Ward, the widowed mother of Bertha Ward.
1912	Bertha Newton Ward	Dwelling is erected sometime in 1912.
1913	Bertha Newton Ward	A dwelling named 'Landstein' is first listed in the 1913 Sands Directory. Several members of the Ward family are listed as occupants of Want Street on the NSW Electoral Roll 1913. The property appears in the 1913 Valuation Books for the Municipality of Burwood as occupied by H.J Ward with an improved value of £1300.
1917	Bertha Newton Ward	The dwelling is listed a 'Toxteth' in the 1917 edition of the Sands Directory.

⁶⁵ New South Wales State Archives and Records, NRS-13660-25-123357-Series 4-435139.

⁶⁶ NSW Land Registry Services, Old Torrens Register, Vol 2104, Folio 59.

⁶⁷ *The Sydney Morning Herald*, 5 February 1996, Page 43.

⁶⁸ *The Sydney Morning Herald*, 11 March 1996, Page 38.



Year	Owner	Description
1919	Bertha Newton Ward	The property appears in the 1919 edition of the Sands Directory as occupied by Miss Lena Ward, who is likely Eveline Esdaile Ward.
1921	Bertha Newton Ward	Anna Matilda Ward dies in 1921 at Burwood.
1922	Bertha Newton Ward	The property appears in the 1922 Valuation Books for the Municipality of Burwood as occupied by Miss Eveline E. Ward with an improved value of £1550.
1923	Bertha Newton Ward	Property is listed in the Sands Directory as No 11 Want Street occupied by Miss Lena Ward.
1924	Bertha Newton Ward	Want Street is renamed Woodside Avenue East
1926	Bertha Newton Ward	Property is listed in the Sands Directory as 25 Woodside Avenue occupied by Miss Lena Ward. Property is sold to Frederick Danvers Power and his wife Muriel Fawcett Power in 1926. The property is later amended in the 1925 Valuation Books for the Municipality of Burwood to reflect the change of ownership. The property name is recorded as 'Toxteth' with an improved value of £1750.
1931	Charles Danvers Power	The property is transferred into the name of Charles Danvers Power in November 1931. Frederick Danvers Power and Muriel Fawcett Power remain as occupants of the property.
1955	Charles Danvers Power	Frederick Danvers Power dies at the property in 1955.
1959	Charles Danvers Power	Charles Danvers Power marries Jean Darvall Power.
1995	Charles Danvers Power	Charles Danvers Power dies at the property in August 1995. The property transfers into the name of his widow Jean Power.
1996	Jean Darvall Power	Jean Power dies in February 1996.
1996	Lesia Babij	Current owner purchases the property from the estate of Charles Danvers Power and Jean Darvall Power.

Table 3.3: 25 Woodside Avenue Chronology of Property Owner and Dwelling Details



3.7 No. 27 Woodside Avenue

No. 27 Woodside Avenue was first conveyed to Sara Susan Nolan, widow of Reverend J. A. Nolan.⁶⁹ Nolan purchased 1rd. at Lot 9, Section H of Cheltenham Estate, Want Street, Burwood, in January 1912.⁷⁰

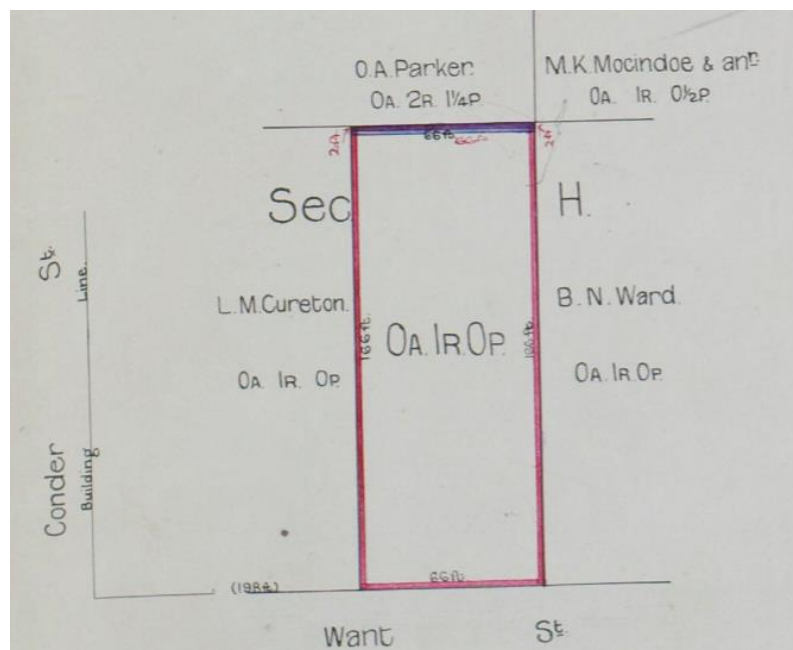


Figure 3.12: Block plan of land conveyed to Sara Susan Nolan in January 1912 (Source: NSW Land Registry Services, CT Vol 2217, Fol 245)

The property first appears in the 1913 edition of the Sands Directory as 'Finmount' occupied by Sara S. Nolan.⁷¹ It is likely that the dwelling was erected in 1912 shortly after Nolan purchased the land in January. The property is listed in yearly editions of the Sands Directory from 1913 to 1922 as 'Finmount' occupied by Sara S. Nolan. In the 1923 edition of the Sands Directory, the property is listed as No. 13 Want Street occupied by Sara S. Nolan, reflecting the establishment of a street number.⁷² The alteration of the street name from Want Street to Woodside Avenue in December 1924 reallocated the street number and address to 27 Woodside Avenue. The property appears in the 1926 edition of the Sands Directory as 27

⁶⁹ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷⁰ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷¹ Sands Sydney, Suburban and Country Commercial Directory, 1913.

⁷² Sands Sydney, Suburban and Country Commercial Directory, 1923.



Woodside Avenue occupied by Sara S. Nolan.⁷³ State records indicate that Sara Susan Nolan died at the property on 6 March 1927.⁷⁴ Torrens records indicate that the property was transferred to her eldest son Percy Leonard Nolan in January 1928 and was again transferred in February 1928 to another son Wesley Holme Nolan.⁷⁵ Percy Leonard Nolan was a solicitor and served as the 28th Mayor of Manly from 1935 to 1938. Wesley Holme Nolan was a dentist who practiced in Macquarie Street, Sydney.⁷⁶ Wesley Holme Nolan is listed in the Sands Directory as the occupant of 27 Woodside Avenue from 1930 till its cessation in 1932. Wesley Holme Nolan died in 1938. Torrens records indicate the property was transferred back to Percy Leonard Nolan in April 1939.⁷⁷ The property was likely tenanted during the early 1940s. Under the ownership of the Nolan family, the property appears in several yearly editions of the *Valuation Books for the Municipality of Burwood*. The property appears in the 1913 edition with an improved value of £1300.⁷⁸ It appears again in 1919 with an improved value of £1350, and in 1922 with an improved value of £1550.⁷⁹ The 1925 listing notes the property name as 'Finmount' with an improved value of £1750.⁸⁰ The property was conveyed to Elsie Louise Polley who purchased the property from Percy Leonard Nolan in November 1948.⁸¹ The property was then sold to Wasyl and Maria Suszko in 1958.

⁷³ Sands Sydney, Suburban and Country Commercial Directory, 1926.

⁷⁴ New South Wales State Archives and Records, NRS-13660-11-133-Series 4-145326.

⁷⁵ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷⁶ *The Sydney Morning Herald*, 4 October 1938, Page 13.

⁷⁷ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷⁸ Valuation Books for the Municipality of Burwood, 1913, Burwood Council.

⁷⁹ Valuation Books for the Municipality of Burwood, 1919 and 1922, Burwood Council.

⁸⁰ Valuation Books for the Municipality of Burwood, 1925, Burwood Council.

⁸¹ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.



Date	Owner	Description
1912	Sara Susan Nolan	1rd. Lot 9, Section H of the Cheltenham Estate, Want Street, Burwood, purchased in January 1912 by Sara Susan Nolan. A dwelling is erected during 1912.
1913	Sara Susan Nolan	The property first appears in the Sands Directory of 1913 listed as 'Finmount' occupied by Sara S. Nolan. The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1300.
1919	Sara Susan Nolan	The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1350.
1922	Sara Susan Nolan	The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1550.
1923	Sara Susan Nolan	The property is listed in the 1923 edition of the Sands Directory as No. 13 Want Street.
1924	Sara Susan Nolan	Want Street is renamed Woodside Avenue East
1925	Sara Susan Nolan	The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1750.
1926	Sara Susan Nolan	The property is listed in the 1926 edition of the Sands Directory as 27 Woodside Avenue.
1927	Sara Susan Nolan	Sara Susan Nolan dies at the property in March 1927.
1928	Percy Leonard Nolan	The property is transferred to Percy Leonard Nolan in January 1928.
	Wesley Holme Nolan	The property is transferred to Wesley Holme Nolan in February 1928.
1930	Wesley Holme Nolan	The property is listed in the 1930 Sands Directory as occupied by W.H Nolan until its cessation in 1932.
1938	Wesley Holme Nolan	Wesley Holme Nolan dies in 1938.



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Date	Owner	Description
1939	Percy Leonard Nolan	The property is transferred to Percy Leonard Nolan in April 1939 and is likely tenanted for several years.
1948	Elsie Louise Polley	The property is conveyed to Elsie Louise Polley in November 1948.
1958	Wasył and Maria Suszko	
1990s	Mark Thomas Babij	Current owner.

Table 3.4: 27 Woodside Avenue Chronology of Property Owner and Dwelling Details

SITE ANALYSIS





4. Site Analysis

This section summarises the key physical elements of the subject sites relevant to assessing their heritage significance, including the buildings and their setting. It has been prepared based on an inspection of Nos. 25 and 27 Woodside Avenue on 31 August 2023, including the building interiors. No. 23 Woodside Avenue was inspected from the public domain only, on the same date.

All photographs were taken by Lisa Trueman on 31 August 2023 unless noted otherwise.

4.1 Local Context

Woodside Avenue, Burwood, extends from the major thoroughfare of Burwood Road in the east, to The Boulevarde in the west, south of Burwood Station and the train line, within the suburb of Burwood and the Burwood Local Government Area. The surrounding area is largely residential, with the core commercial precinct located to the north-east, near Burwood Station. Woodside Avenue and surrounding area is relatively flat, characterised by single and two storey detached dwelling houses constructed in the first half of the twentieth century, set within established gardens. Closer to Burwood Road, housing stock originates from the later part of the twentieth century.

The large estate of the heritage listed 'Wellings', a two storey Victorian Gothic manor, and its gardens is located at 4 Woodside Avenue on the southern side of Woodside Avenue and forms a landmark within the street. The subject properties, Nos. 23, 25 and 27 Woodside Avenue are located on the northern side of the street, between Burwood Road and Conder Street. Surrounding development is predominantly from the Federation era and displays a uniformity of features including face brick walls, intact chimneys, steeply sloping tile or slate roofs, timber framed windows and doors with traditional proportions, and established gardens which form the streetscape character of this part of Woodside Avenue.

4.2 No.23 Woodside Avenue

No. 23 Woodside Avenue is a double lot that contains a single storey detached Federation era bungalow, with attached tandem garage, additional detached carport, swimming pool, gazebo and lawn tennis court. It is a relatively flat site with the house at the front, addressing



the street, gardens and lawn tennis court at the rear, and swimming pool to the side behind an open carport. The house has its primary façade to Woodside Avenue. Built in 1910, the house features a steep hipped terracotta tiled roof with projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah, which is partially enclosed, wraps around the south-western sides of the house and features brick and rendered columns, brick balustrade and tessellated tiles. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, triple paned leadlight windows and doors and lead window hoods with decorative brackets.

The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The garage and carport, located at either the side of the house, is clearly not original but has been designed to complement the style of the house, using similar materials and details. The front boundary has a low timber picket fence and vehicular access gates. The property is entered through a lych gate which likely originates from the same time as the carport. The front garden features gravel paths and formal garden beds. The tennis court is located at the rear of the property, and the swimming pool to the eastern side of the house, screened from the street by the carport. The house has two bitumen driveways.

The interior of the house was not inspected. However, recent real estate photographs (from c. April 2023) demonstrate that the house retains its original layout with modifications limited to the rear. The interior features a central hallway with reception rooms and bedrooms to either side. It retains original marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. It has an unusual vaulted ceiling with skylight in the central dining room. The rooms at the rear, including the family room and kitchen, have been modified and extended.

The lawn tennis court at the rear of the site has existed since at least 1936 and likely earlier. It is now surrounded by a high wire fence and walls and separated from the house by a paved terrace and retaining wall with high hedge.



4.2.1 Site Photographs



Figure 4.1 No. 23 Woodside Avenue



Figure 4.2 No. 23 Woodside Avenue



Figure 4.3 No. 23 Woodside Avenue



Figure 4.4 No. 23 Woodside Avenue



Figure 4.5 23 Woodside Avenue – front façade (source: Realestate.com.au)



Figure 4.6 23 Woodside Avenue – internal features including marble fireplace, decorative ceiling, timber framed leadlight windows (source: Realestate.com.au)



Figure 4.7 23 Woodside Avenue – interior (source: Realestate.com.au)

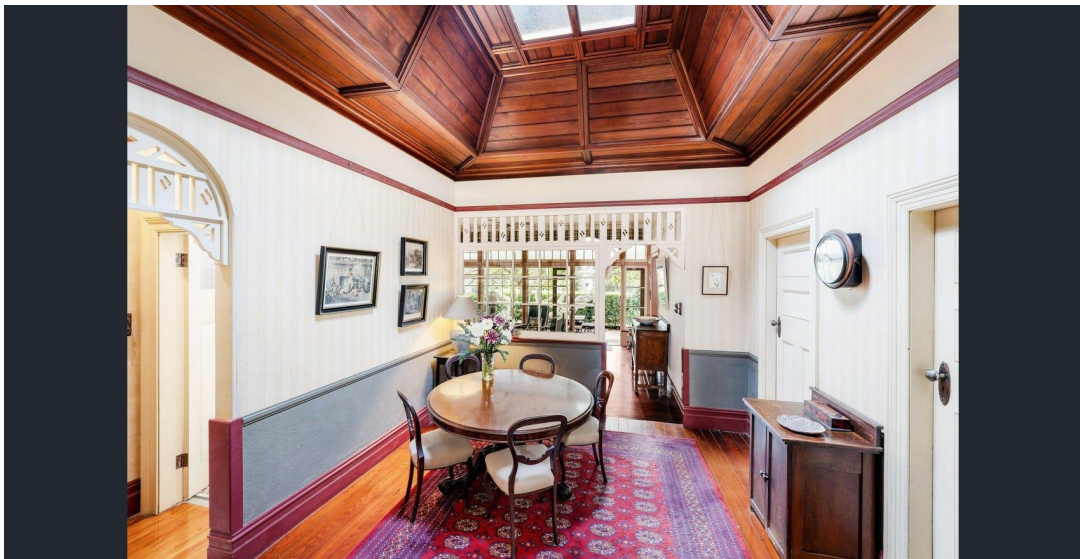


Figure 4.8 23 Woodside Avenue – central dining room with vaulted ceiling (source: Realestate.com.au)

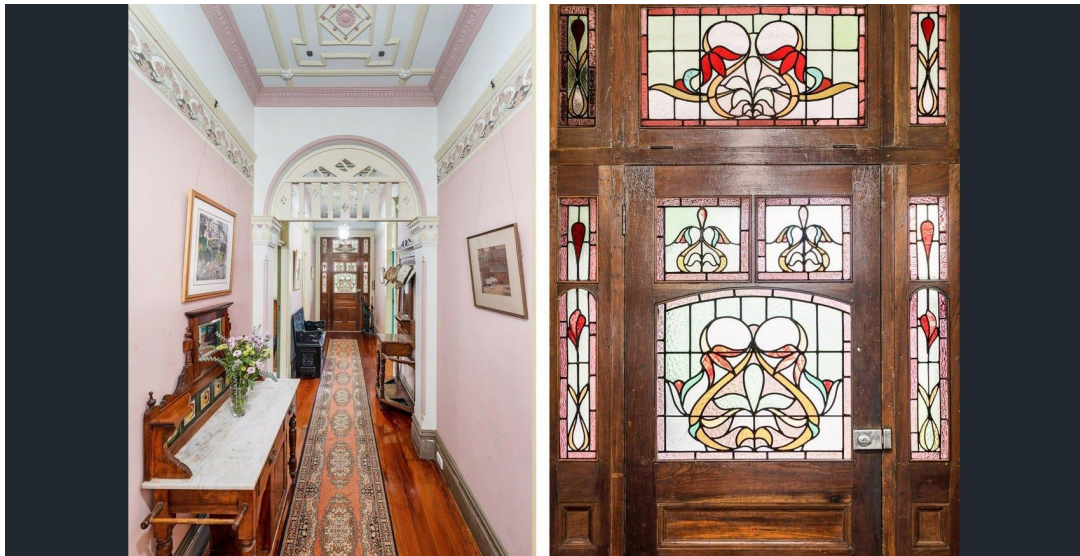


Figure 4.9 23 Woodside Avenue – entrance hall and front door details (source: Realestate.com.au)



Figure 4.10 23 Woodside Avenue – swimming pool (source: Realestate.com.au)



Figure 4.11 23 Woodside Avenue – lawn tennis court (source: Realestate.com.au)



Figure 4.12 23 Woodside Avenue – site aerial photograph (source: Realestate.com.au)



4.3 No.25 Woodside Avenue

No. 25 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, an outbuilding and a single garage located at the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped slate roof with terracotta ridge caps. The roof has a complex form with multiple gables and gablets to the main ridge. The front of the house has a central projecting gable with rough cast render gable end to the front façade, with a deep front entry porch at one side. It has an open gable above a verandah to the south-eastern corner, and a second projecting gable and open verandah to the western side of the house. Both verandahs and the entrance porch have tessellated tiles and decorative timber posts and brackets. The house retains three original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled window awnings, timber framed, triple paned leadlight windows and doors and decorative brackets.

The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low brick fence with rounded brick capping. The front garden has formal gardens beds with low planting and near level lawn. Wheel strips at the western side provide access to the garage at the rear.

The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated by the owner. The interior features an entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen, located at the rear, has been modified. A small brick, skillion roofed addition is located at the rear of the kitchen and a further early weatherboard addition is attached at one side of the rear door.

The rear garden has near level lawns and scattered early plantings of shrubs and trees. An early weatherboard outbuilding with gabled metal roof is located close to the house at the rear. A face brick garage with pitched roof is located at the rear of the site, in the north western corner of the block and there is another a small outbuilding at the rear boundary.



4.3.1 Site Photographs



Figure 4.13 25 Woodside Avenue as seen from the street



Figure 4.14 25 Woodside Avenue



Figure 4.15 25 Woodside Avenue



Figure 4.16 25 Woodside Avenue



Figure 4.17 25 Woodside Avenue – front porch



Figure 4.18 25 Woodside Avenue – western verandah



Figure 4.19 25 Woodside Avenue- western elevation



Figure 4.20 25 Woodside Avenue – wheel strips



Figure 4.21 25 Woodside Avenue – front entrance foyer



Figure 4.22 25 Woodside Avenue - bedroom



Figure 4.23 25 Woodside Avenue – entrance hall



Figure 4.24 25 Woodside Avenue – entry detail



Figure 4.25 25 Woodside Avenue – reception room



Figure 4.26 25 Woodside Avenue – marble fireplace



Figure 4.27 25 Woodside Avenue – ceiling detail



Figure 4.28 25 Woodside Avenue – bedroom window



Figure 4.29 25 Woodside Avenue – front reception room



Figure 4.30 25 Woodside Avenue – ceiling repair detail



Figure 4.31 25 Woodside Avenue – front reception room

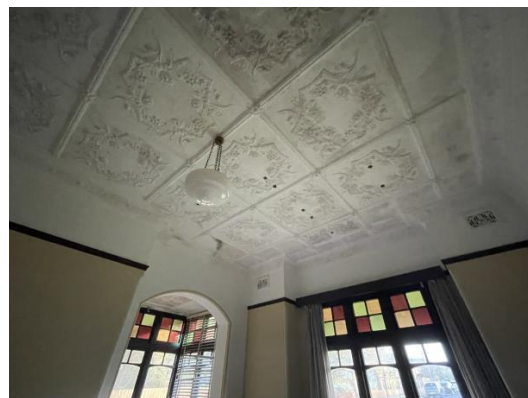


Figure 4.32 25 Woodside Avenue – ceiling detail



Figure 4.33 25 Woodside Avenue – plaster arch detail



Figure 4.34 25 Woodside Avenue – window detail



Figure 4.35 25 Woodside Avenue – reception room



Figure 4.36 25 Woodside Avenue - bedroom

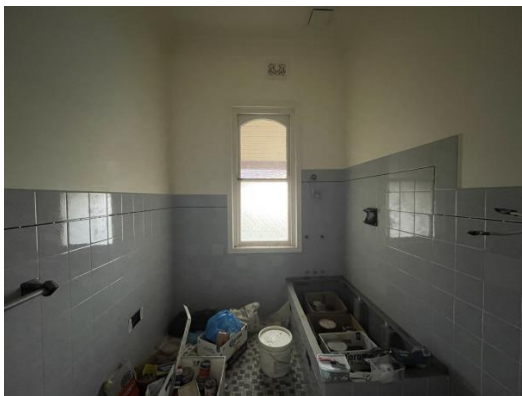


Figure 4.37 25 Woodside Avenue - bathroom

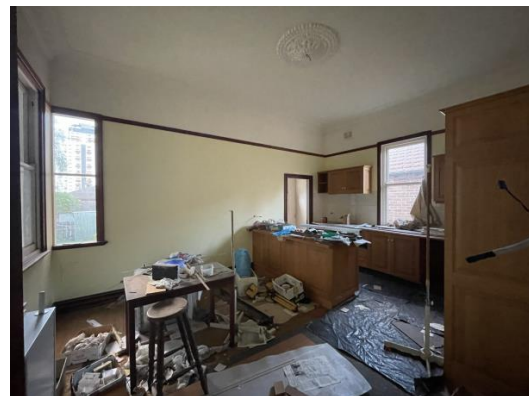


Figure 4.38 25 Woodside Avenue - kitchen



Figure 4.39 25 Woodside Avenue – rear of house



Figure 4.40 25 Woodside Avenue – rear of house



Figure 4.41 25 Woodside Avenue - garage



Figure 4.42 25 Woodside Avenue - outbuilding



Figure 4.43 25 Woodside Avenue - garage



Figure 4.44 25 Woodside Avenue – rear of house



Figure 4.45 25 Woodside Avenue – western side of house



Figure 4.46 25 Woodside Avenue – western side of house

4.4 No.27 Woodside Avenue

No. 27 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, and a single fibro garage located at the western side of the house towards the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped terracotta tiled roof that is almost identical in form to the roof of No. 23 Woodside Avenue (and 33 Woodside Avenue). It has a projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah wraps around the south-western sides of the house and features timber posts and decorative fretwork and brackets, timber soffit, exposed eaves, low brick balustrade to the corner, and tessellated tile floor. The verandah has been enclosed on the western side to form a sun room. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, multi paned leadlight windows and doors, decorative timberwork and arched brick lintels.

The house is highly intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low timber picket fence. The front garden has formal gardens beds with low planting and near level lawn. A concrete path leads to the centrally located front entrance door and a concrete drive along western side provides access to the garage at the rear.



The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated and restored by the owner and the renovation of some rooms is complete. The interior features a central entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen is located within a fibro extension that has a flat metal roof and timber framed windows with leadlight panes.

The rear garden has near level lawns and scattered early plantings of shrubs and several large mature trees. A gate in the eastern boundary fence provides access to the adjacent property at 25 Woodside Street.

4.4.1 Site Photographs



Figure 4.47 27 Woodside Avenue – front facade



Figure 4.48 27 Woodside Avenue – front facade



Figure 4.49 27 Woodside Avenue – front verandah



Figure 4.50 27 Woodside Avenue – front facade



Figure 4.51 27 Woodside Avenue – front garden



Figure 4.52 27 Woodside Avenue – corner detail



Figure 4.53 27 Woodside Avenue - verandah



Figure 4.54 27 Woodside Avenue - verandah



Figure 4.55 27 Woodside Avenue – reception room



Figure 4.56 27 Woodside Avenue – ornate ceiling



Figure 4.57 27 Woodside Avenue – front entry



Figure 4.58 27 Woodside Avenue - bedroom



Figure 4.59 27 Woodside Avenue - bedroom



Figure 4.60 27 Woodside Avenue – reception room



Figure 4.61 27 Woodside Avenue – reception room



Figure 4.62 27 Woodside Avenue – marble fireplace



Figure 4.63 27 Woodside Avenue – enclosed side verandah



Figure 4.64 27 Woodside Avenue – bedroom/study

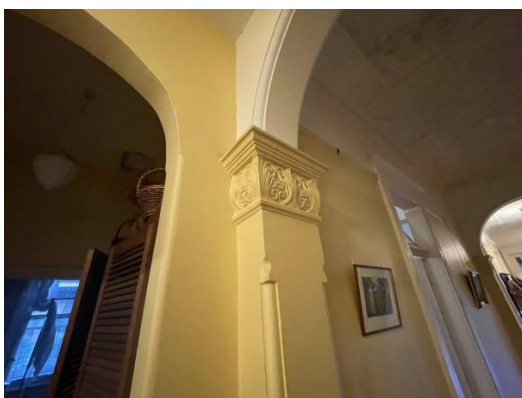


Figure 4.65 27 Woodside Avenue – hall detail

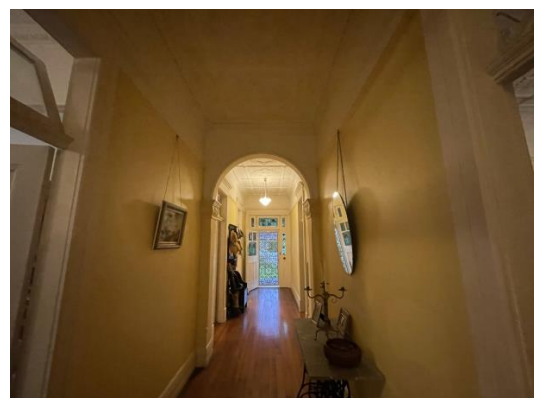


Figure 4.66 27 Woodside Avenue - hall



Figure 4.67 27 Woodside Avenue – kitchen addition



Figure 4.68 27 Woodside Avenue – back porch



Figure 4.69 27 Woodside Avenue – rear garden



Figure 4.70 27 Woodside Avenue – rear garden



Figure 4.71 27 Woodside Avenue – rear of house



Figure 4.72 27 Woodside Avenue – rear of house



Figure 4.73 27 Woodside Avenue - garage



Figure 4.74 27 Woodside Avenue – rear of house and garage

ASSESSMENT OF SIGNIFICANCE





5 Assessment of Significance

5.1 Preamble

This section provides an assessment of the heritage significance of the properties at 23, 25 and 27 Woodside Avenue, Burwood. It follows the methodology and terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the NSW Heritage Manual.

Cultural significance is defined in the Burra Charter, published by Australia ICOMOS (2013), as:

Aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

The NSW heritage assessment guidelines, 'Assessing Heritage Significance' published by the NSW Department of Planning and Environment (June 2023), provide the framework for the assessment in this report. These guidelines incorporate the five types of heritage values identified in the Burra Charter into a structural framework that is the format used by heritage authorities in New South Wales.

Under these guidelines, places are assessed in accordance with a set of seven criteria, as set out below. For an item to be considered to meet the threshold for heritage listing, it must meet one or more of the standard criteria. To apply the criteria, both the nature and degree of significance of the place need to be determined. An assessment of cultural significance aims to establish why a place or item is considered important and valued by the community. Significance is embodied in the fabric of the place, including the setting, the records associated with the place and the response that the place evokes in the community.

The seven standard criteria for the assessment of heritage significance in NSW are:

Criterion (a) Historical Significance

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)

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 cultural or natural history (or the cultural or natural history of the local area)

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)

**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;

Criterion (e) Research Potential

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)

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)

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. (or a class of the local area's cultural or natural places; or cultural or natural environments.)

5.2 Comparative Analysis

This comparative analysis has been undertaken based on buildings of similar architectural style and age within the Burwood area, that are listed a heritage items of local significance within the Burwood LEP. The examples have been sourced using a search of similar, heritage listed properties on the State Heritage Inventory Database and a visual survey of the area. The comparative analysis includes both individual items and groups of houses.

This comparative analysis includes a comparison against the following heritage items:

- 11 Seale Street, Burwood
- 16 Wyatt Street, Burwood
- 25 Nicholson Street, Burwood
- 32 Shaftsbury Rd, Burwood
- 9 and 21 Seymour Street, Croydon Park (group)
- 11,14,17,21 Selbourne Avenue, Burwood (group)
- 11,17,19 Gladstone Street, Burwood (group)

'Carinya' 11 Seale Street, Burwood



Figure 5.1 11 Seale Street Burwood (Source: GML Heritage)

Item No	225	Date of Construction	c1913
Significance	Local	Architect	Unknown

Statement of Significance

The house at 11 Seale Street, known as Carinya, has cultural heritage significance at a local level as a fine and intact example of a Federation dwelling. The dwelling has longstanding connections to the prominent Ireland family who resided at the dwelling since its construction in 1913 until the 1960s and played a crucial role in the development of the Burwood area in the early twentieth century. The house has significance as a fine and intact example of a modest Federation dwelling in the Federation Queen Anne and Federation Bungalow style elements and represents a distinctive architectural typology that demonstrates an important part of the historical pattern of development of Burwood. (Source: GML Heritage)

Key Features

- Constructed c1913
- Federation Bungalow with Queen Anne detailing
- Asymmetrical front façade
- Hipped slate roof
- Wrap around verandah
- Decorative timber details
- Interior intact

16 Wyatt Street, Burwood



Figure 5.2 16 Wyatt Street, Burwood (Source: NSW State Heritage Inventory)

Item No	124	Date of Construction	c1900-1910
Significance	Local	Architect	Unknown

Statement of Significance

No. 16 Wyatt Avenue, Burwood has local historical significance as part of the c.1902 Wyatt subdivision and Federation period of development in the local area constructed in early c. 1900s. It has aesthetic significance as an excellent intact example of a single storeyed c. 1900's – 1910's Federation Bungalow with Queen Anne detailing. The buildings retains its original form, character and detailing including an asymmetrical front facade constructed in dichromatic brickwork, a splayed verandah corner detail with timber posts on a curved brick balustrade, decorative timber brackets and valence and casement windows with coloured glass panels. The house and garden make a positive contribution to the Wyatt Avenue streetscape.

Key Features

- Constructed 1900s -1910s
- Federation Bungalow with Queen Anne detailing
- Asymmetrical front façade
- Splayed verandah corner detail
- Decorative timber details
- Casement windows with coloured glass

25 Nicholson Street, Burwood



Figure 5.3 25 Nicholson Street, Burwood (Source: NSW State Heritage Inventory)

Item No	86	Date of Construction	c1920
Significance	Local	Architect	Unknown

Statement of Significance

No. 25 Nicholson Street, Burwood has historic and aesthetic significance as a very good example of a single storeyed c. 1920 house designed in the Federation bungalow style. The building retains its original form, character and detailing including a broken roof line with gables, symmetrical front facades constructed of face brickwork with brick quoining, a corner verandah with a flying entrance gable supported by squat rounded columns on wide brick piers, timber framed casement leadlight windows with highlight windows over, slate roofed window awnings with decorative timber brackets, timber and glass panelled entry door with highlight. The building makes a positive contribution to the Nicholson Street streetscape. (Source: NSW Heritage Inventory)

Key Features

- Constructed c1920
- Federation Bungalow
- Symmetrical front façade, projecting gables to both streets
- Steep hipped and gabled slate roof with terracotta ridge
- Corner verandah with flying entrance gable supported by squat rounded columns on wide brick piers
- Timber frames casement leadlight windows, slate roofed window awnings, decorative timber brackets, timber and glass panelled entry door

'Fernleigh' 32 Shaftsbury Road, Burwood



Figure 5.4 32 Shaftsbury Road, Burwood (Source: NSW State Heritage Inventory)

Item No	105	Date of Construction	c1916
Significance	Local	Architect	Unknown

Statement of Significance

No. 32 Shaftsbury Street, Burwood has historic and aesthetic significance as a very good intact example of a single storeyed c.1916 Federation Bungalow. The building retains its original form, character and detailing including an asymmetrical front façade, projecting bay, verandah with timber detailing, dichromatic brickwork, timber framed leadlight casement windows with arched top and highlight over and timber and glass panelled front door with sidelight and fanlight, gablet detail, timber entry door with sidelight and fanlight and timber screen door. The house and garden make a positive contribution to the streetscape.(Source: NSW Heritage Inventory)

Key Features

- Constructed c1916
- Federation Bungalow
- Asymmetrical front façade, projecting gable with slate awning
- Dichromatic brick
- Steep hipped and gabled slate roof with terracotta ridge, brick chimneys
- Front verandah with square timber posts and brick balustrade
- Timber framed casement leadlight windows



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9 and 21 Seymour Street, Croydon Park



Figure 5.5 9 and 21 Seymour Road, Croydon Park (Source: NSW State Heritage Inventory)

Item No	180	Date of Construction	c1900-1915
Significance	Local	Architect	Unknown



9 and 21 Seymour Street, Croydon Park
Statement of Significance
<p><i>Nos. 9 and 21 Seymour Street, Croydon have historic and aesthetic significance as very good intact examples of single storeyed c.1900's -1915 Federation style houses. The buildings retain their original form, character and detailing including face brickwork, a gabled and hipped roof clad in slate tiles with tall decorative chimneys, ridge capping and finials, a projecting gable with a roughcast panel, central motif and timber battens, front verandah with detailing on a tessellated tiled base and timber framed casement windows featuring small coloured glass panels. The buildings make a positive contribution to the Seymour Street streetscape.</i>(Source: NSW Heritage Inventory)</p>
Key Features
<ul style="list-style-type: none"> • Pair of cottages constructed c1900-1915, similar form but differing details • Federation Bungalows • Asymmetrical front façade, projecting gable with rough cast e rendered panel, a central motif and timber battens, window awning with timber shingles • Steep hipped and gabled slate roof with terracotta ridge, brick or rendered chimneys • Front verandah with decorative posts, timber balustrade to No.21 and brick balustrade to No.9 • Timber framed casement leadlight windows, centrally located front door

11,14,17 and 21 Selborne Street, Burwood



Figure 5.6 11,14, 17 and 21 Selborne Road, Burwood (Source: NSW State Heritage Inventory)

Item No	100	Date of Construction	c1918
Significance	Local	Architect	Unknown



11,14,17 and 21 Selborne Street, Burwood

Statement of Significance

Nos. 11, 14, 17 and 21 Selborne Street, Burwood have historic and aesthetic significance as very good intact examples of single storeyed early c. 1900s houses designed in the Federation Bungalow style. The buildings retain their original form, character and detailing including a symmetrical front façade, verandah with timber detailing, dichromatic brickwork, timber framed leadlight casement windows and timber and glass panelled front door with sidelight and fanlight. The buildings and gardens make a good contribution to the streetscape. (Source: NSW Heritage Inventory)

Key Features

- Federation Bungalows with Queen Anne details
- Dichromatic face brick
- Each house has the same form and style with slightly different details
- Steep pitched terracotta tiled hipped roofs
- Symmetrical facades with central entry and front verandah
- Decorative timber detailing and turned verandah posts
- Roughcast and brick chimneys

11,17 and 19 Gladstone Street, Burwood



Figure 5.7 11, 17 and 19 Gladstone Street, Burwood (Source: NSW State Heritage Inventory)

Item No	59	Date of Construction	1918
Significance	Local	Architect	Unknown



11,17 and 19 Gladstone Street, Burwood

Statement of Significance

Nos 11, 17 and 19 Gladstone Street, Burwood have historic and aesthetic significance as good intact examples of a single storeyed c. 1900's – 1910's houses designed in the Federation Bungalow style. Despite some modifications to No.11 the buildings retain their original form, character and detailing including decorative gable ends, deep returning verandahs, timber posts, timber frieze and brackets, timber framed casement and double hung windows and timber panelled front door with fanlight window. The group of houses contribute to the Gladstone Street streetscape. (Source: NSW Heritage Inventory)

Key Features

- A group of Federation Bungalows with Queen Anne details all located on corner lots
- Projecting gables, decorative gables ends
- Steep pitched slate or terracotta tiled hipped roofs
- Deep returning verandahs
- Decorative timber detailing and turned verandah posts
- Timber framed casement windows
- Roughcast and brick chimneys



5.2.1 Summary Comparative Analysis

Burwood contains a large stock of Federation dwellings, many of which are heritage listed or located within heritage conservation areas. The heritage items and listed groups of houses in this comparative analysis have been assessed as having historic, aesthetic, and representative significance at the local level under the NSW standard criteria for the assessment of heritage significance.

The houses at 23, 25 and 27 Woodside Avenue are Federation bungalows with stylistic influences from the Queen Anne style. The houses are remarkably intact, and comparable with other heritage listed dwellings located within the Burwood area, with similar age, style, intactness and integrity. These properties have a number of key indicators that are similar to the houses and groups of houses detailed in the comparative analysis, including:

- The heritage items and the dwellings at 23, 25 and 27 Woodside Avenue all originate from the first decades of the twentieth century and contribute to an understanding of the suburban development of Burwood.
- The subject dwellings are Federation bungalows with Queen Anne influences, similar to the heritage items at 11 Seale Street, 16 Wyatt Street, and the Selborne and Gladstone Street groups.
- The subject houses are comparable examples of the Federation Bungalow typology to the listed dwellings, being single storey in scale, with similar roof and building forms, materials palette, detailing and garden setting.
- The subject houses have a strong contribution the streetscape, similar to the listed houses.
- The subject houses complement and contribute to the historic character and significance of the suburb of Burwood and the wider Burwood area.
- The subject dwellings share many architectural features attributed to the Federation Bungalow style and Queen Anne style, common to heritage items in Burwood as demonstrated in the comparative analysis. This includes their steeply pitched terracotta or slate roofs, face brick facades, projecting gables, deep verandahs and entry porches with intact decorative timber posts and brackets, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, with vertical proportions, and gardens with planter beds and lawns.



5.3 Assessment against NSW Standard Criteria

The following section provides an assessment of the significance of the properties against the NSW standard criteria, based on the historical research, physical analysis and comparative analysis contained in the previous sections of this report. Given their similar histories, typology, architectural style, scale, form, materials, details, setting and integrity, the properties have been grouped together with additional specific information provided where relevant.

Criterion (a) Historical Significance

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)

The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.

- The land at No. 23 Woodside Avenue was purchased by John Ogilvie Henry Wrenford Mathews in December 1909. The Federation style dwelling was erected by Mathews in 1910. Originally called 'Amsterdam', it was renamed 'Wandook' in 1924. The Mathews family was a prominent and active family in Burwood society and retained ownership of the property until 1953. It has since changed ownership in 1972, 1990 and 2023.
- The land at 25 Woodside Avenue was purchased by Bertha Newton Ward in 1910. The house was constructed in 1912, and named 'Landstein', and later 'Toxteth'. The property was retained by the Ward family until 1926. It was owned by Charles Danvers Power from 1926 to 1996, when it was purchased by the current owner.
- The land at 27 Woodside Avenue was purchased by Sara Susan Nolan, in 1912. The house on the site was constructed by Nolan in 1912 and named 'Finmount'. The property was retained by the Nolan family until 1948. It has since changed ownership in 1958 and the 1990s, when it was purchased by the current owner.

The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

Criterion (b) Historical Associations

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

The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the



Criterion (b) Historical Associations

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

NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.

The properties at 25 and 27 Woodside Avenue do not have any known associations with any persons of importance to the history of the local area.

No. 23 Woodside Avenue has cultural significance at the local level under this criterion.

However, Nos. 25 and 27 Woodside Avenue do not meet the threshold for listing under this criterion

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 dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.

The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.

Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.

The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

**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

Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.

Nos. 23, 25 and 27 Woodside Avenue do not meet the threshold for heritage listing under this criterion.

Criterion (e) Research Potential

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)

An assessments of the properties archaeological potential is beyond the scope of this assessment. However, they are unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.

Nos. 23, 25 and 27 Woodside Avenue do not meet the threshold for heritage listing under this criterion.

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 high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

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. (or a class of the local area's cultural or natural places; or cultural or natural environments)

The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative

**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. (or a class of the local area's cultural or natural places; or cultural or natural environments)

timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

5.4 Statement of Significance

The Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.

The land on which the houses is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.

The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.

The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.



Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.

The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.

The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.

5.5 Inventory Sheet

A draft State Heritage Database Inventory Sheet for each property, based on the State Heritage Database template, is attached at Appendix A of this report.

CONCLUSIONS AND RECOMMENDATIONS





6 Conclusions and Recommendations

This report has assessed the heritage significance of three dwellings at 23, 25 and 27 Woodside Avenue, Burwood, based on historical research, physical investigation, comparative analysis and an assessment of the local context. The assessment has been undertaken against the standard criteria for assessing heritage significance in NSW, to determine the level of significance of each property to the Burwood LGA.

This assessment concludes that all three properties demonstrate heritage significance at the local level for the following reasons:

- The dwellings date from the early twentieth century, a key period in the development of Burwood.
- No. 23 Woodside Street has a longstanding association with the Mathews family, who were a prominent local family in Burwood in the early twentieth century.
- The houses are Federation Bungalows with Queen Anne details, a typology that is historically important in the development of Burwood.
- The original lot sizes have not been modified since the construction of the houses and the original curtilage of the three houses, separately and together, has been retained.
- The dwellings demonstrate key architectural features of the Federation Bungalow style and are fine representation of the typology in the Burwood area. The houses have a very high degree of integrity, both internal and external, that is rare in the locality
- The lawn tennis court at No.23 Woodside Avenue, which originates from the early era of development of the site, is rare in the locality.
- The houses contribute to the historical and visual character of the Burwood LGA.
- The scale, setting, form, architectural features, materials and very high degree of intactness of the houses is comparable to other heritage listed houses and groups of houses in the Burwood LGA.

Nos. 23, 25 and 27 Woodside Avenue have been assessed as meeting the threshold for local heritage listing under criteria (a) historical significance, (c) aesthetic significance, (f) rarity and (g) representativeness of the standard criteria. No.23 Woodside Avenue also has significance under criterion (b) historical associations. It is recommended that the three properties be listed as a group heritage item under Schedule 5 (Heritage Items) of the Burwood Local



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Environmental Plan 2012. The listing should be supported by individual inventory sheets that describe the significant features of each property, including interiors.



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Appendix A: Inventory Sheets – Nos. 23, 25 and 27 Woodside Avenue

Heritage Data Form

ITEM DETAILS							
Name of Item	'Wandook' , 23 Woodside Avenue, Burwood						
Other Name/s Former Name/s	'Amsterdam" 23 Want Street 9 Want Street						
Item type (if known)	House						
Item group (if known)	23, 25, 27 Woodside Avenue						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	23						
Street name	Woodside Avenue						
Suburb/town	Burwood					Postcode	2134
Local Government Area/s	Burwood						
Property description	Lot 10 DP 935162 and Lot 11 DP 166782						
Location - Lat/long	Latitude	33.88053°S			Longitude	151.10065°E	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Single residence						
Former Use	Single residence						
Statement of significance	<p>No. 23 Woodside Avenue forms part of a groups of Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, which have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.</p> <p>The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.</p> <p>The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.</p> <p>The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors</p>						

Heritage Data Form

ITEM DETAILS						
	<p>have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.</p> <p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>		
DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 23 Woodside Avenue is a double lot with that contains a single storey detached Federation era bungalow, with attached tandem garage, additional detached carport, swimming pool, gazebo and lawn tennis court. It is a relatively flat site with the house at the front, addressing the street, gardens and lawn tennis court at the rear, and swimming pool to the side behind an open carport. The house has its primary façade to Woodside Avenue. Built in 1910, the house features a steep hipped terracotta tiled roof with projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah, which is partially enclosed, wraps around the south-western sides of the house and features brick and rendered columns, brick balustrade and tessellated tiles. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, triple paned leadlight windows and doors and lead window hoods with decorative brackets.</p> <p>The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The garage and carport, located at either the side of the house, is clearly not original but has been designed to complement the style of the house, using similar materials and details. The front boundary has a low timber picket fence and vehicular access gates. The property is entered through a lych gate which likely originates from the same time as the carport. The front garden features gravel paths and formal garden beds. The tennis court is located at the rear of the property, and the swimming pool to the eastern side of the house, screened from the street by the carport. The house has two bitumen driveways.</p> <p>The interior of the house was not inspected. However, recent real estate photographs demonstrate that the house retains its original layout with modifications limited to the rear. The interior features a central hallway with reception rooms and bedrooms to either side. It retains original marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. It has an usual vaulted ceiling with skylight in the central dining room. The rooms at the rear, including the family room and kitchen, have been modified and extended.</p> <p>The lawn tennis court at the rear of the site has existed since at least 1936 and likely earlier. It is now surrounded by a high wire fence and walls and separated from the house by a paved terrace and retaining wall with high hedge.</p>					
Physical condition and Archaeological potential	<p>The building appears to be in excellent condition and is well maintained.</p> <p>The archaeological potential of the site is unknown</p>					
Construction years	Start year	1910	Finish year	1910	Circa	<input type="checkbox"/>

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DESCRIPTION	
Modifications and dates	Swimming pool, integrated garage, rear addition and carport likely constructed in 1990s
Further comments	

HISTORY
<p>Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³</p> <p>The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁴ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁵</p> <p>The first land grants in the Burwood area were those to Thomas Rowley in August 1799 and William Faithful in January 1810. Alexander Riley built the first house in the district, 'Burwood Villa' in c.1814. During the 1830s and 1840s the area remained dominated by farming. Other early activities in the area included timber-getting and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. The Municipality of Burwood was incorporated in 1874. The area underwent a building boom in the 1880s with large country estates subdivided into smaller suburban lots. Burwood transformed into a middle-class neighbourhood in this period. Burwood remained an attractive railway suburb of gentlemen's residences, and during the following two decades its character as a garden suburb developed. An extensive shopping centre along Burwood Road also developed as a hub for the wider district.</p> <p>The land comprising of 23 Woodside Avenue (previously Want Street) was subdivided as early as 1860, however it was not sold until 1909. The land was first sold to John Ogilvie Henry Wrenford Mathews who purchased Lot 7, Section H of the Cheltenham Estate in December 1909. Mathews purchased the land shortly after receiving his appointment as a Wool Expert in the NSW Department of Agriculture in August 1909. A Federation style house was erected in 1910 and first appears in the 1911 edition of the Sands Suburban Directory as 'Amsterdam' occupied by J.W Mathews. The dwelling also appeared in the <i>Sydney Morning Herald</i> on May 8, 1910, which announced the birth of Mathew's twin daughters at 'Amsterdam' Want Street, Burwood.</p> <p>The 1923 edition of the Sands Directory lists the dwelling as '9 Want Street,' reflecting the allocation of street numbers. Want Street was renamed 'Woodside Avenue' in 1924 and subsequently the house was renamed 'Wandook' and was reallocated the new street number of 23 Woodside Avenue. Mathews and his family resided at 23 Woodside Avenue until 1953. The property was then conveyed to Harriet Withers in 1953 who died at the property in 1972; the property likely remained in the ownership of Withers family until 1987. The property was then sold in 1990 to Diana and Ian Ditchfield who resided at there until the property was sold again in May 2023.</p> <p>John Wrenford Mathews, the original owner of the property, was a prominent wool expert who contributed to Australia's agricultural development and wool industry. Mathews was born in Moorabool, Victoria in 1874. In 1905, Mathews began teaching as a wool instructor at the School of Mines and Industries, Adelaide, and would later lecture in sheep-breeding and wool growing at Roseworthy Agricultural College, Adelaide. In August 1909, Mathews was appointed a new role as a sheep and wool expert in the NSW Department of Agricultural. Upon receiving the appointment, Mathews relocated to Sydney with his wife Isobel</p>

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

⁴ Aboriginal People and Place, 'City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁵ Ibid.

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HISTORY

Zevenbottom, and their sons Wrenford John, Donald Zevenbottom and Herbert Clive. Twin daughters Isabel and Ethel were born at the property in May 1910. The Mathews family were prominent members of Burwood society, presumably due to Mathews senior role at the NSW Department of Agriculture, and the family often appeared in various society sections of the *Sydney Morning Herald*, *The Sun* and *The Daily Telegraph*

THEMES

National historical themes	4 Building settlements, towns and cities. 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme/s	Towns, suburbs and villages Domestic Life Birth and Death Persons

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at No. 23 Woodside Avenue was purchased by John Ogilvie Henry Wrenford Mathews in December 1909. The Federation style dwelling was erected by Mathews in 1910. Originally called Amsterdam, it was renamed 'Wandook' in 1924. The Mathews family was a prominent and active family in Burwood society and retained ownership of the property until 1953. It has since changed ownership in 1972, 1990 and 2023.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.</p> <p>The properties at 25 and 27 Woodside Avenue do not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors</p>

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APPLICATION OF CRITERIA	
	<p>have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>No. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>No. 23 Woodside Avenue does not meet the threshold for heritage listing under this criterion</p>
Technical/Research significance SHR criteria (e)	<p>An assessments of the property's archaeological potential is beyond the scope of this assessment. However, it is unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>No. 23 Woodside Avenue does not meet the threshold for heritage listing under this criterion.</p>
Rarity SHR criteria (f)	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.</p> <p>No. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>No. 23 Woodside Avenue have cultural significance at the local level under this criterion.</p>
Integrity	<p>The property at 23 Woodside Avenue has a very high level of integrity. The house incorporates many key architectural features typical of the style and period. The setting and curtilage of the dwelling is highly intact, the original lot boundaries has not been altered since the construction of the dwelling and it retains its small open gardens to the street and larger levels gardens to the rear. Significant elements of the house include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>Modifications to the property include a carport and swimming pool, and integrated garage and rear extension. The modifications have been designed to complement the design of the house and do not detract from its overall integrity. The lawn tennis court has been retained at the rear of the dwelling.</p>

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HERITAGE LISTINGS

Heritage listing/s	No current statutory listings
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS

Recommendations	No. 23 Woodside Avenue should be listed as a heritage item within Schedule 5 of the Burwood Local Environmental Plan, as part of the group of Federation Bungalows at 23, 25 and 27 Woodside Avenue.
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SOURCE OF THIS INFORMATION

Name of study or report	Nos 23, 25 and 27 Woodside Avenue, Burwood - Heritage Assessment	Year of study or report	2023
Item number in study or report	n/a		
Author of study or report	Lisa Trueman Heritage Advisor		
Inspected by	Lisa Trueman		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Lisa Trueman	Date	September 2023

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IMAGES - 1 per page

Image caption	Aerial photograph – 23 Woodside Avenue				
Image year	2023	Image by	Six Maps	Image copyright holder	NSW Government



Heritage Data Form

IMAGES - 1 per page

Image caption	1943 Aerial photograph – 23 Woodside Avenue				
Image year	1943	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	Front elevation of 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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IMAGES - 1 per page

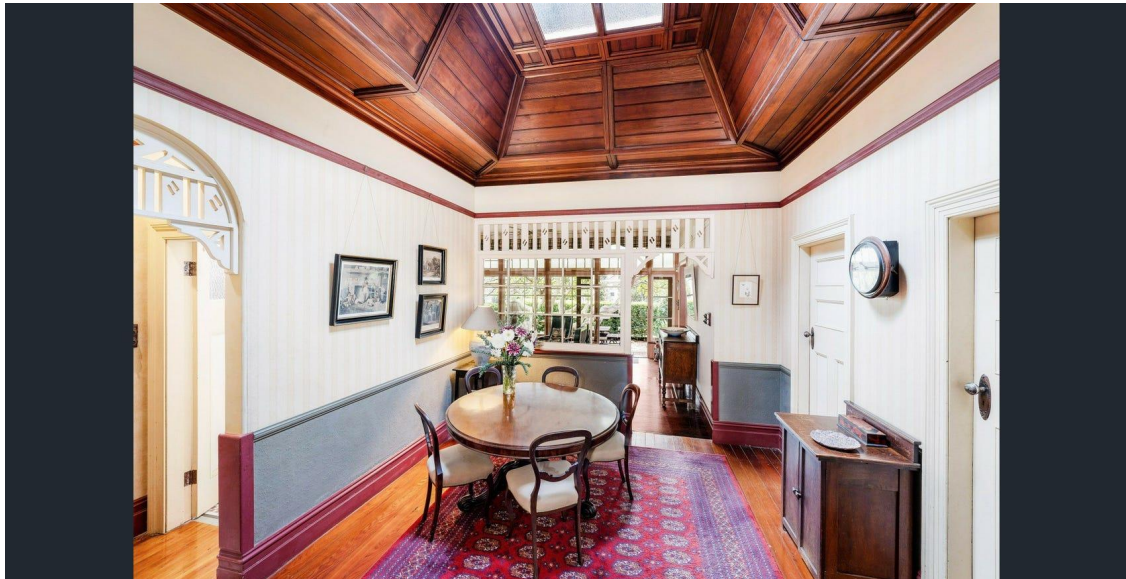
Image caption	Interior of 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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IMAGES - 1 per page

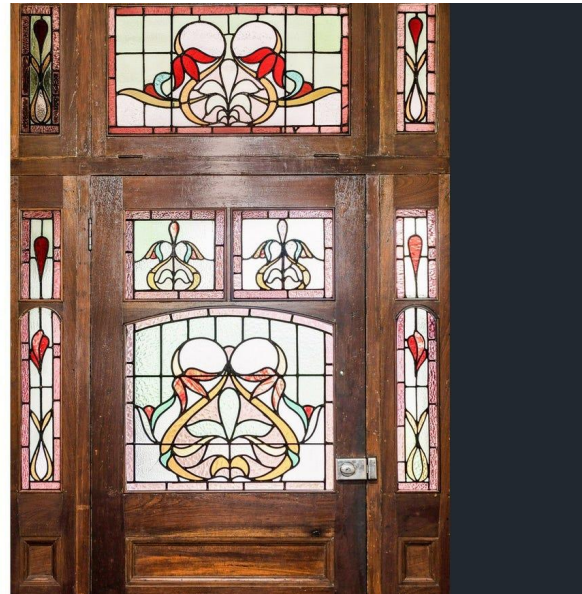
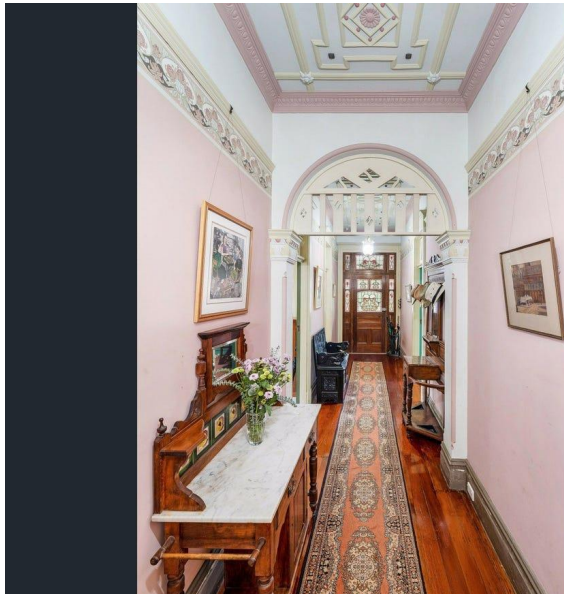
Image caption	Dining Room - 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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IMAGES - 1 per page


Image caption	Interior of 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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IMAGES - 1 per page

Image caption	Tennis Court - 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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ITEM DETAILS					
Name of Item	'Landstein', 25 Woodside Avenue, Burwood				
Other Name/s	25 Want Street				
Former Name/s	13 Want Street				
Item type (if known)	House				
Item group (if known)	23, 25, 27 Woodside Avenue				
Item category (if known)	Built				
Area, Group, or Collection Name					
Street number	25				
Street name	Woodside Avenue				
Suburb/town	Burwood			Postcode	2134
Local Government Area/s	Burwood				
Property description					
Location - Lat/long	Latitude	33.88053°S		Longitude	151.10065°E
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Single residence				
Former Use	Single residence				
Statement of significance	<p>No. 25 Woodside Avenue forms part of a groups of Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, which have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.</p> <p>The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.</p> <p>The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p>				

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ITEM DETAILS						
	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p>					
Level of Significance	State			Local <input type="checkbox"/>		
DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 25 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, an outbuilding and a single garage located at the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped slate roof with terracotta ridge caps. The roof has a complex form with multiple gables and gablets to the main ridge. The front of the house has a central projecting gable with rough cast render gable end to the front façade, with a deep front entry porch at one side. It has an open gable above a verandah to the south-eastern corner, and a second projecting gable and open verandah to the western side of the house. Both verandahs and the entrance porch have tessellated tiles and decorative timber posts and brackets. The house retains three original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled window awnings, timber framed, triple paned leadlight windows and doors and decorative brackets.</p> <p>The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low brick fence with rounded brick capping. The front garden has formal gardens beds with low planting and near level lawn. Wheel strips at the western side provide access to the garage at the rear.</p> <p>The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated by the owner. The interior features an entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen, located at the rear, has been modified. A small brick, skillion roofed addition is located at the rear of the kitchen and a further early weatherboard addition is attached at one side of the rear door.</p> <p>The rear garden has near level lawns and scattered early plantings of shrubs and trees. An early weatherboard outbuilding with gabled metal roof is located close to the house at the rear. A face brick garage with pitched roof is located at the rear of the site, in the north western corner of the block and there is another a small outbuilding at the rear boundary.</p>					
Physical condition and Archaeological potential	<p>The building appears to be in sound condition but is currently in the process of being restored.</p> <p>The archaeological potential of the site is unknown</p>					
Construction years	Start year	1912	Finish year	1912	Circa	<input type="checkbox"/>
Modifications and dates	Largely unmodified and highly intact. Kitchen is not original. Currently being restored with original fabric and layout conserved.					
Further comments						

Heritage Data Form

HISTORY

Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³

The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁴ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁵

The first land grants in the Burwood area were those to Thomas Rowley in August 1799 and William Faithful in January 1810. Alexander Riley built the first house in the district, 'Burwood Villa' in c.1814. During the 1830s and 1840s the area remained dominated by farming. Other early activities in the area included timber-getting and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. The Municipality of Burwood was incorporated in 1874. The area underwent a building boom in the 1880s with large country estates subdivided into smaller suburban lots. Burwood transformed into a middle-class neighbourhood in this period. Burwood remained an attractive railway suburb of gentlemen's residences, and during the following two decades its character as a garden suburb developed. An extensive shopping centre along Burwood Road also developed as a hub for the wider district.

The land comprising 25 Woodside Avenue (previously Want Street) was subdivided as early as 1860, however it was not sold until 1910. Lot 8, Section H of the Cheltenham Estate was first sold to Bertha Newtown Ward in November 1910. Bertha Newtown Ward likely purchased the property for her mother Anna Matilda Ward, who is listed as the main occupant, and her siblings.

A dwelling was constructed in 1912 and first appears in the 1913 edition of the Sands Suburban Directory. The property was named 'Landstein' and was likely named after Anna Matilda Ward's son, Harry Landstein Ward. The property was renamed 'Toxteth' in 1916 and appears as '11 Want Street' in 1923 reflecting the allocation of street numbers. Want Street was renamed 'Woodside Avenue' in 1924 and the property was reallocated as 25 Woodside Avenue. Anna Matilda Ward died in 1921, and the house was subsequently occupied by her daughter Eveline Esdaile Ward. The property was sold to Frederick Danvers Power and his wife Muriel Fawcett Power in March 1926. Power (1861-1955) was a prominent mining engineer who was a lecturer in mining at the Department of Geology at the University of Sydney. Power lived at the property with his wife and his sons Charles and Robert until his death in 1955. Prior to his death, the property was transferred to his eldest son, Charles Danvers Power, a chemical engineer, in November 1931. Charles Power occupied the property with his wife Jean Darvall Power until his death in August 1995. Jean Darvall Power continued to live at the property until her death in February 1996. The property was sold to its current owners in 1996.

THEMES

National historical themes	4 Building settlements, towns and cities. 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme/s	Towns, suburbs and villages Domestic Life Birth and Death Persons

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

⁴ Aboriginal People and Place, 'City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁵ Ibid.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at 25 Woodside Avenue was purchased by Bertha Newton Ward in 1910. The house was constructed in 1912, and named 'Landstein', and later 'Toxteth'. The property was retained by the Ward family until 1926. It was owned by Charles Danvers Power from 1926 to 1996, when it was purchased by the current owner.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 25 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property at 25 Woodside Avenue does not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 25 Woodside Avenue does not reach the threshold for listing under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>No. 25 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>No. 25 Woodside Avenue does not meet the threshold for heritage listing under this criterion</p>
Technical/Research significance SHR criteria (e)	<p>An assessments of the property's archaeological potential is beyond the scope of this assessment. However, it is unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>No. 25 Woodside Avenue does not meet the threshold for heritage listing under this criterion.</p>

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APPLICATION OF CRITERIA	
Rarity SHR criteria (f)	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p> <p>No. 25 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>No. 25 Woodside Avenue have cultural significance at the local level under this criterion.</p>
Integrity	<p>The property at 25 Woodside Avenue has a very high level of integrity with very little alteration or modification. The house incorporates many key architectural features typical of the style and period. The setting and curtilage of the dwelling is highly intact, the original lot boundaries has not been altered since the construction of the dwelling and it retains its small open gardens to the street and larger levels gardens to the rear. Significant elements of the house include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p>

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HERITAGE LISTINGS	
Heritage listing/s	No current statutory listings

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	No. 25 Woodside Avenue should be listed as a heritage item within Schedule 5 of the Burwood Local Environmental Plan, as part of the group of significant Federation Bungalows at 23, 25 and 27 Woodside Avenue.

SOURCE OF THIS INFORMATION			
Name of study or report	Nos 23, 25 and 27 Woodside Avenue, Burwood - Heritage Assessment	Year of study or report	2023
Item number in study or report	n/a		
Author of study or report	Lisa Trueman Heritage Advisor		
Inspected by	Lisa Trueman		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Lisa Trueman	Date	September 2023

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Image caption	Aerial photograph of 25 Woodside Avenue, Burwood				
Image year	2023	Image by	Six Maps	Image copyright holder	NSW Government



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Image caption	1943 Aerial photograph of 25 Woodside Avenue, Burwood				
Image year	1943	Image by	Six Maps	Image copyright holder	NSW Government



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Image caption	Primary Elevation – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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Image caption	Interior Detail – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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Image caption	Ceiling Detail – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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Image caption	Rear of house and outbuilding – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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ITEM DETAILS							
Name of Item	'Finmount' 27 Woodside Avenue, Burwood						
Other Name/s Former Name/s	27 Want Street 13 Want Street						
Item type (if known)	House						
Item group (if known)	23, 25, 27 Woodside Avenue						
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	27						
Street name	Woodside Avenue						
Suburb/town	Burwood					Postcode	2134
Local Government Area/s	Burwood						
Property description							
Location - Lat/long	Latitude	33.88053°S			Longitude	151.10065°E	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Single residence						
Former Use	Single residence						
Statement of significance	<p>No. 27 Woodside Avenue forms part of a groups of Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, which have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.</p> <p>The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.</p> <p>The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster moldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p>						

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ITEM DETAILS						
	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p>					
Level of Significance	State			Local <input type="checkbox"/>		
DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 27 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, and a single fibro garage located at the western side of the house towards the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped terracotta tiled roof that is almost identical in form to the roof of No. 23 Woodside Avenue (and 33 Woodside Avenue). It has a projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah wraps around the south-western sides of the house and features timber posts and decorative fretwork and brackets, timber soffit, exposed eaves, low brick balustrade to the corner, and tessellated tile floor. The verandah has been enclosed on the western side to form a sun room. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, multi paned leadlight windows and doors, decorative timberwork and arched brick lintels.</p> <p>The house is highly intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low timber picket fence. The front garden has formal gardens beds with low planting and near level lawn. A concrete path leads to the centrally located front entrance door and a concrete drive along western side provides access to the garage at the rear.</p> <p>The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated and restored by the owner and the renovation of some rooms is complete. The interior features a central entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen is located within a fibro extension that has a flat metal roof and timber framed windows with leadlight panes.</p> <p>The rear garden has near level lawns and scattered early plantings of shrubs and several large mature trees. A gate in the eastern boundary fence provides access to the adjacent property at 25 Woodside Street.</p>					
Physical condition and Archaeological potential	<p>The building appears to be in sound condition but is currently in the process of being restored. Parts of the house are fully restored and other parts in original condition.</p> <p>The archaeological potential of the site is unknown</p>					
Construction years	Start year	1912	Finish year	1912	Circa	<input type="checkbox"/>
Modifications and dates	Largey unmodified and highly intact. Kitchen is not original. Currently being restored with original fabric and layout conserved.					
Further comments						

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HISTORY

Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³

The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁴ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁵

The first land grants in the Burwood area were those to Thomas Rowley in August 1799 and William Faithful in January 1810. Alexander Riley built the first house in the district, 'Burwood Villa' in c.1814. During the 1830s and 1840s the area remained dominated by farming. Other early activities in the area included timber-getting and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. The Municipality of Burwood was incorporated in 1874. The area underwent a building boom in the 1880s with large country estates subdivided into smaller suburban lots. Burwood transformed into a middle-class neighbourhood in this period. Burwood remained an attractive railway suburb of gentlemen's residences, and during the following two decades its character as a garden suburb developed. An extensive shopping centre along Burwood Road also developed as a hub for the wider district.

The land comprising 27 Woodside Avenue (previously Want Street) was subdivided as early as 1860, however it was not sold until 1912. The land made up Lot 9, Section H of the Cheltenham Estate and was first sold to Sara Susan Nolan in January 1912. A dwelling was erected in 1912 and first appears in the 1913 edition of the Sands Suburban Directory as 'Finmount' occupied by Sara S. Nolan. The property was allocated the street number of 13 Want Street in 1922 and was renamed 27 Woodside Avenue in 1924.

Sara Nolan died at the property on 6 March 1927; and the property was subsequently transferred to her eldest son Percy Leonard Nolan in January 1928. Percy Nolan was a solicitor and served as the 28th Mayor of Manly from 1935 to 1938. The property was transferred again in February 1928 to another son, Wesley Holme Nolan, who was a dentist that practicing in Macquarie Street, Sydney. Wesley Holme Nolan died in 1938 and the property was transferred back to Percy Nolan in 1939. The property was tenanted during the 1940s and was sold to Elsie Louise Polley in 1948. The property was then sold to Wasyi and Maria Susko in 1958. The property has been in the ownership of the Babij family since the 1990s, and is currently under the ownership of Mark Thomas Babij.

THEMES

National historical themes	4 Building settlements, towns and cities. 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme/s	Towns, suburbs and villages Domestic Life Birth and Death Persons

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

⁴ Aboriginal People and Place, 'City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>

⁵ Ibid.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at 27 Woodside Avenue was purchased by Sara Susan Nolan, in 1912. The house on the site was constructed by Nolan in 1912 and named 'Finmount'. The property was retained by the Nolan family until 1948. It has since changed ownership in 1958 and the 1990s, when it was purchased by the current owner.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 27 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property at 27 Woodside Avenue does not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 27 Woodside Avenue does not reach the threshold for listing under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>No. 27 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>No. 27 Woodside Avenue does not meet the threshold for heritage listing under this criterion</p>
Technical/Research significance SHR criteria (e)	<p>An assessments of the property's archaeological potential is beyond the scope of this assessment. However, it is unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>No. 27 Woodside Avenue does not meet the threshold for heritage listing under this criterion.</p>

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APPLICATION OF CRITERIA	
Rarity SHR criteria (f)	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p> <p>No. 27 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>No. 27 Woodside Avenue have cultural significance at the local level under this criterion.</p>
Integrity	<p>The property at 27 Woodside Avenue has a very high level of integrity with very little alteration or modification. The house incorporates many key architectural features typical of the style and period. The setting and curtilage of the dwelling is highly intact, the original lot boundaries has not been altered since the construction of the dwelling and it retains its small open gardens to the street and larger levels gardens to the rear. Significant elements of the house include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p>

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HERITAGE LISTINGS	
Heritage listing/s	No current statutory listings

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	No. 27 Woodside Avenue should be listed as a heritage item within Schedule 5 of the Burwood Local Environmental Plan, as part of the group of significant Federation Bungalows at 23, 25 and 27 Woodside Avenue.

SOURCE OF THIS INFORMATION			
Name of study or report	Nos 23, 25 and 27 Woodside Avenue, Burwood - Heritage Assessment	Year of study or report	2023
Item number in study or report	n/a		
Author of study or report	Lisa Trueman Heritage Advisor		
Inspected by	Lisa Trueman		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Lisa Trueman	Date	September 2023

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IMAGES - 1 per page

Image caption	Aerial photograph				
Image year	2023	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	1943 Arial photograph				
Image year	1943	Image by	Six Maps	Image copyright holder	NSW Government



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Image caption	27 Woodside Avenue – Front facade				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Corner Detail				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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Image caption	27 Woodside Avenue – Ceiling detail				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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Image caption	27 Woodside Avenue – Marble Fireplace				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Rear of house and garage				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Rear Garden				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Planning Proposal

Amendment of Schedule 5 of the Burwood LEP 2012 to list 23, 25 and 27 Woodside Avenue Burwood as a Group Heritage Item

November 2023

A Planning Proposal is the first step in proposing amendments to Council's principle environmental planning instrument, known as the Burwood Local Environmental Plan (BLEP) 2012. A Planning Proposal explains the intended effect of the proposed amendment and also sets out the justification for making the change. The Planning Proposal is submitted to the NSW Department of Planning and Environment (DPE) for its consideration, referred to as the Gateway Determination, and is also made available to the public as part of the community consultation process.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Part 1 – Objectives and Intended Outcomes

The Planning Proposal (PP) proposes to amend the provisions of Part 1, Schedule 5 and the Heritage Map under the Burwood Local Environmental Plan (BLEP) 2012 to include three (3) properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood as a group heritage item of local heritage significance.

This planning proposal has been prepared in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and Local Environmental Plan Making Guideline (August 2023) issued by the NSW Department of Planning and Environment.

Part 2 – Explanation of Provisions

The planning proposal seeks the following amendments to Burwood LEP 2012:

1. Insert a listing for the three (3) properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood under Schedule 5 Environmental Heritage, Part 1 Heritage items the following lands as a group heritage item of local significance as identified in Table 1 below.
2. Amend the Heritage Map (Sheet HER_001) as shown in Figure 1 and Figure 2 below.

Table 1. Properties included in planning proposal

Address	Lot Number	Deposited Plan Number
23 Woodside Avenue, Burwood	10	935162
	11	166782
25 Woodside Avenue, Burwood	1	936531
27 Woodside Avenue, Burwood	1	925281

The heritage listing would apply to the whole of the lands described above. Appendix 1 includes details of the proposed listing, which will be subject to review by Parliamentary Counsel.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood



Figure 1. Aerial Photograph of subject properties at 23, 25 and 27 Woodside Avenue, Burwood.

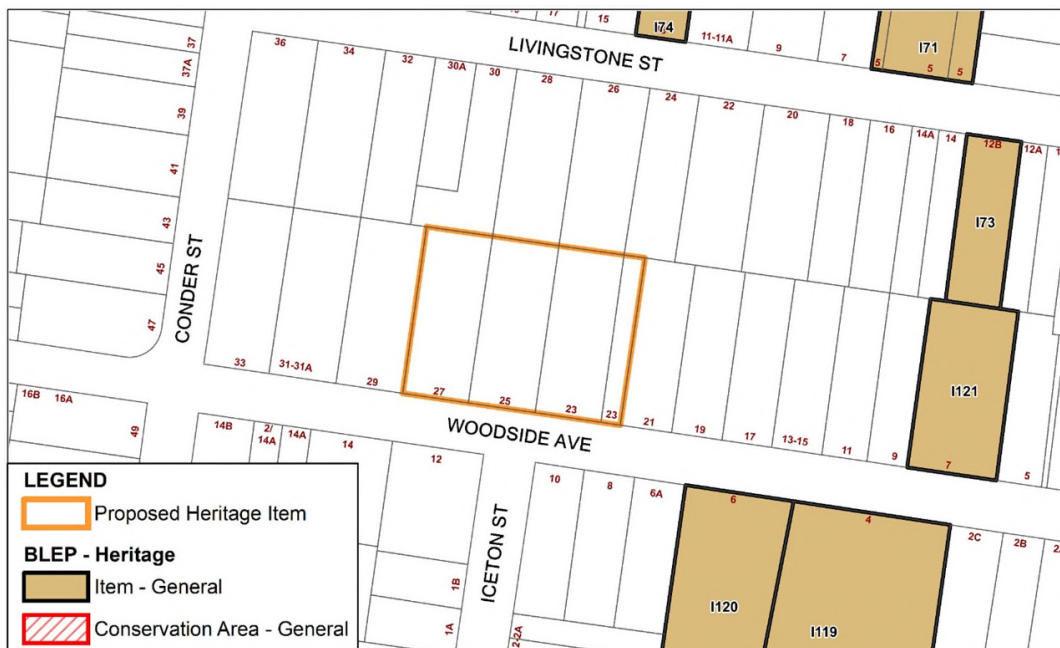


Figure 2. Existing BLEP Heritage Map with proposed heritage item at Woodside Avenue, Burwood

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood



23 Woodside Avenue, Burwood



25 Woodside Avenue, Burwood

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood



27 Woodside Avenue, Burwood

Figure 3. Photographs of subject properties at Woodside Avenue, Burwood

Source: Lisa Trueman Heritage Advisor (October 2023)

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the planning proposal

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

Yes.

This planning proposal has been prepared as a result of an assessment undertaken by an independent heritage consultant, Lisa Trueman Heritage Advisor in October 2023 for Nos 23, 25 and 27 Woodside Avenue, Burwood. A copy of the independent heritage assessment is included at **Attachment 1** and the draft Heritage Inventory Sheet is included at **Attachment 2**.

The independent heritage assessment has assessed each of the properties against the Guidelines for Assessing Heritage Significance (May 2023) prepared by the NSW Department of Planning and Environment. Each of the properties has been assessed in accordance with the seven criteria as outlined in Table 2 below.

The independent heritage assessment concludes that each of the subject properties have been determined to demonstrate heritage significance at the local level and meet the historical, aesthetic, rarity and representative criteria, as summarised in Table 2 below.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Table 2. Assessment Against Heritage Significance Assessment Criteria

NSW Heritage Criteria	Assessment
<p>Historic significance</p> <ul style="list-style-type: none"> important in the course, or pattern, of Burwood's cultural or natural history 	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at No. 23 Woodside Avenue was purchased by John Ogilvie Henry Wrenford Mathews in December 1909 and the Federation style dwelling was erected by Mathews in 1910. Originally called Amsterdam, it was renamed 'Wandook' in 1924. The Mathews family was a prominent and active family in Burwood society and retained ownership of the property until 1953.</p> <p>The land at 25 Woodside Avenue was purchased by Bertha Newton Ward in 1910 and the house was constructed in 1912, and named 'Landstein', and later 'Toxteth'. The property was retained by the Ward family until 1926.</p> <p>The land at 27 Woodside Avenue was purchased by Sara Susan Nolan, in 1912 and the house on the site was constructed by Nolan in 1912 and named 'Finmount'. The property was retained by the Nolan family until 1948.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 23, 25 and 27 Woodside Avenue <u>meet the threshold for Historic Significance</u>.</p>
<p>Historical association</p> <ul style="list-style-type: none"> has strong or special association with the life or works of a person, or group of persons, of importance in Burwood's cultural or natural history 	<p>The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classed and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry.</p> <p>The properties at 25 and 27 Woodside Avenue do not have any known associations with any persons of importance to the history of the local area.</p>

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

	<p>No. 23 Woodside Avenue has significance at the local level under this criterion.</p> <p>However, Nos. 25 and 27 Woodside Avenue <u>do not meet the threshold for Associative Significance</u>.</p>
<p>Aesthetic or Technical</p> <ul style="list-style-type: none"> important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Burwood 	<p>The dwellings at Nos 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration.</p> <p>No 23 Woodside Avenue has minor additions thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns.</p> <p>The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>Nos. 23, 25 and 27 Woodside Avenue <u>meet the threshold for Aesthetic Significance</u>.</p>

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Social, cultural and spiritual <ul style="list-style-type: none"> strong or special association with a particular community or cultural group in Burwood (social, cultural or spiritual reasons) 	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>Nos. 23, 25 and 27 Woodside Avenue <u>do not meet the threshold for Social Significance</u>.</p>
Research potential <ul style="list-style-type: none"> potential to yield information that will contribute to an understanding of Burwood's cultural or natural history 	<p>An assessments of the properties' archaeological potential is beyond the scope of this assessment. However, they are unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>Nos. 23, 25 and 27 Woodside Avenue <u>do not meet the threshold for Research Potential</u>.</p>
Rare <ul style="list-style-type: none"> possesses uncommon, rare or endangered aspects of Burwood's cultural or natural history 	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.</p> <p>Nos. 23, 25 and 27 Woodside Avenue <u>meet the threshold for Rarity</u>.</p>
Representative <ul style="list-style-type: none"> important in demonstrating the principal characteristics of a class of Burwood's cultural or natural places, or cultural or natural environments 	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>Nos. 23, 25 and 27 Woodside Avenue <u>meet the Representative Significance</u>.</p>

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

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

Yes.

The planning proposal is the only means of listing the subject properties as a group heritage item of local significance and ensuring statutory heritage protection to be provided.

Section B – Relationship to the strategic planning framework

3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy?*

Yes.

The proposal is consistent with metropolitan, subregional and district strategies and plans.

The State Government has prepared the *Eastern City District Plan* (applicable to the Burwood LGA) to manage growth for the next 20 years in the context of economic, social and environmental matters at a district level, to contribute towards the 20-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, *A Metropolis of Three Cities*, at a district level, and is a bridge between local and regional planning.

Objective 13 of *A Metropolis of Three Cities* states that ‘*environmental heritage is identified, conserved and enhanced*’. Meanwhile, Planning Priority E6 of the *Eastern City District Plan* relates to ‘*creating and renewing great places and local centres, and respecting the District’s heritage*’. In addition, the *Eastern City District Plan* states:

Heritage and history are important components of local identity and great places. The District’s rich Aboriginal, cultural and natural heritage reinforces its sense of place and identity....

Identifying, conserving, interpreting and celebrating Greater Sydney’s heritage values leads to a better understanding of history and respect for the experiences of diverse communities. Heritage identification, management and interpretation are required so that heritage places and stories can be experienced by current and future generations.

By identifying the subject lands as a group heritage listing of local significance, this planning proposal supports Objective 13 of the Region Plan, and Planning Priority E6 of the District Plan.

4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Yes.

Burwood’s Local Strategic Planning Statement (LSPS) was endorsed by the former Greater Sydney Commission (GSC) in March 2020. The vision for Burwood makes reference to ‘*cherished heritage conservation areas, ...well designed buildings and... neighbourhoods filled with distinct character*’. One of the LSPS’s objectives include:

Preserve local character by preventing extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

By identifying properties of local heritage significance, this planning proposal is in keeping with the vision and objectives of the LSPS.

The Burwood 2036 Community Strategic Plan (CSP) set the vision as follows:

Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.

The CSP further states:

Our places are built around people, protecting our heritage and are well planned and liveable with housing, transport and infrastructure that meet the diverse and changing needs of our community.

The planning proposal is consistent with Community Outcome 2.1 of “An urban environment that maintains and enhances our sense of identity and place”, Strategy 2.1.2 is set to “protect our unique built heritage and maintain or enhance local character”.

The planning proposal is consistent with both Council’s LSPS and CSP.

5. *Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

Yes.

The planning proposal is consistent with the Standard Instrument – Principal Local Environmental Plan and other relevant State or regional study or strategies.

6. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes.

There are no State Environmental Planning Policies (SEPPs) which would be contravened by the amendments proposed in the planning proposal.

All SEPPs applicable to the Burwood local government area are set out in Table 3 below, together with a comment regarding the planning proposal’s consistency with each SEPP respectively.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Table 3. Consistency with State Environmental Planning Policies

SEPP	Comment
Housing (2021)	Not relevant. The subject properties are not known to contain affordable housing. The heritage listing of properties may alter whether development under the former ARH SEPP may be carried out on that site, but this planning proposal would not contravene the SEPP in any way.
Transport and Infrastructure (2021)	Not relevant.
Primary Production (2021)	Not relevant.
Biodiversity and Conservation (2021)	Consistent. This SEPP contains provisions with respect to heritage development and provides that heritage development may be carried out only with development consent. This planning proposal would not contravene the SEPP in any way.
Resilience and Hazards (2021)	Not relevant. There is no indication that previous uses at the subject sites would trigger site remediation requirements. The subject lands are not located within the coastal areas identified by this SEPP.
Industry and Employment (2021)	Not relevant.
Resources and Energy (2021)	Not relevant.
Planning Systems (2021)	Not relevant.
Precincts – Eastern Harbour City	Not relevant.
Precincts – Central River City	Not relevant.
Precincts – Western Parkland City	Not relevant.
Precincts – Regional	Not relevant.
No 65 – Design Quality of Residential Apartment Development	Not relevant.

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(Exempt and Complying Development Codes) 2008	Not relevant. The heritage listing of properties may alter whether development under the Codes SEPP may be carried out on those lands, but this planning proposal would not contravene with the SEPP in any way.
Sustainable Buildings (2022)	Consistent

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes.

The latest list of local planning directions issued by Department of Planning and Environment on 21 September 2023 under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* issued by the Minister is set out in Table 4 below, together with a comment regarding the planning proposal's consistency with each Ministerial Direction respectively.

Table 4. Consistency with Ministerial Directions

Direction		Comment
Focus area 1: Planning Systems		
1.1	Implementation of Regional Plans	Not relevant.
1.2	Development of Aboriginal Land Council land	Not relevant.
1.3	Approval and Referral Requirements	The planning proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development.
1.4	Site Specific Provisions	Not relevant.
Focus area 1: Planning Systems – Place-based		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not relevant. The subject lands are not within the Parramatta Road corridor, nor undermine the achievement of that Strategy's vision or objectives.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant.

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1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not relevant.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not relevant.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant.
1.14	Implementation of Greater Macarthur 2040	Not relevant.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not relevant.
1.16	North West Rail Link Corridor Strategy	Not relevant.
1.17	Implementation of the Bays West Place Strategy	Not relevant.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not relevant.
1.19	Implementation of the Westmead Place Strategy	Not relevant.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not relevant.
1.21	Implementation of South West Growth Area Structure Plan	Not relevant.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not relevant.

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Focus area 2: Design and Place		
Focus area 3: Biodiversity and Conservation		
3.1	Conservation zones	Not relevant.
3.2	Heritage Conservation	Consistent. Refer to discussion below.
3.3	Sydney Drinking Water Catchments	Not relevant.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not relevant.
3.5	Recreation Vehicle Areas	Not relevant.
3.6	Strategic Conservation Planning	Not relevant.
3.7	Public Bushland	Not relevant.
3.8	Willandra Lakes Region	Not relevant.
3.9	Sydney Harbour Foreshores and Waterways Area	Not relevant
3.10	Water Catchment Protection	Not relevant.
Focus area 4: Resilience and Hazards		
4.1	Flooding	Not relevant.
4.2	Coastal Management	Not relevant.
4.3	Planning for Bushfire Protection	Not relevant.
4.4	Remediation of Contaminated Land	Not relevant.
4.5	Acid Sulfate Soils	The land to which the properties located on is identified as Class 5 on the Acid Sulfate Soils Map, representing the lowest probability of containing Acid Sulfate Soils.
4.6	Mine Subsidence and Unstable Land	Not relevant.
Focus area 5: Transport and Infrastructure		
5.1	Integrating Land Use and Transport	The planning proposal does not seek to alter the land zoning or permitted land uses, and as such, would not affect the travel demand or the choice of transport options.

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5.2	Reserving Land for Public Purposes	Not relevant.
5.3	Development Near Regulated Airports and Defence Airfields	Not relevant.
5.4	Shooting Ranges	Not relevant.
Focus area 6: Housing		
6.1	Residential Zones	Not inconsistent. The planning proposal does not seek to alter the land zoning or range of permitted uses on the land. Sympathetic development of heritage properties could be supported in accordance with Burwood Development Control Plan.
6.2	Caravan Parks and Manufactured Home Estates	Not relevant.
Focus area 7: Industry and Employment		
7.1	Employment Zones	Not relevant.
7.2	Reduction in non-hosted short-term rental accommodation period	Not relevant.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant.
Focus area 8: Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	Not relevant.
Focus area 9: Primary Production		
9.1	Rural Zones	Not relevant.
9.2	Rural Lands	Not relevant.
9.3	Oyster Aquaculture	Not relevant.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not relevant.

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Direction 3.2 – Heritage Conservation

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This Direction applies when a relevant planning authority prepares a planning proposal (see Table 5 below).

Table 5. Assessment of Direction 3.2 Heritage Conservation

Direction Requirement	Assessment
A planning proposal must contain provisions that facilitate the conservation of:	
a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area	<p>The independent heritage consultant Lisa Trueman Heritage Advisor has conducted an assessment of the subject lands and concluded that the lands possess sufficient historical, aesthetic, rarity, and representative values to warrant their listing as a group heritage item of local significance.</p> <p>This planning proposal seeks to list the subject lands as a group heritage item. Once listed the provisions of Clause 5.10 Heritage Conservation of the Burwood LEP would apply to these lands. This clause seeks to conserve the environmental heritage of Burwood.</p>
b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and	N/A.
c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	The heritage assessment undertaken by independent heritage consultant Lisa Trueman Heritage Advisor does not encompass any assessment of the historical archaeological potential or First Nations cultural values of the sites.

The planning proposal is consistent with Direction 3.2 Heritage Conservation.

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Section C – Environmental, Social and Economic Impact

- 8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?***

No.

There is no known critical habitat or threatened species, populations or ecological communities, or their habitats affected by the planning proposal.

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

No.

There are no other likely environmental effects as a result of the planning proposal, such as flooding, landslip, bushfire hazard and the like.

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

The planning proposal is considered to have positive social effect for the community, as it will enhance the protection and retention of local heritage, and will ensure best practice urban design and development that retains character and is sympathetic to adjoining heritage properties and/or the Heritage Conservation Areas (HCA).

The planning proposal is not expected to have any adverse social or economic effects.

Section D – Infrastructure (Local, State and Commonwealth)

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

Yes.

The proposal seeks to list the subject sites as a group heritage item in Schedule 5 of the Burwood LEP 2012. As a result, it does not have the potential to increase the current demand on public infrastructure.

Section E – State and Commonwealth Interests

- 12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?***

Pre Gateway consultation

The proposal is minor in nature and as such, no State or Commonwealth authorities have been consulted as part of the preparation of this planning proposal.

Post Gateway consultation

Following the receipt of any Gateway Determination, Council proposes to seek the views of the following state and federal public authorities and government agencies:

- Heritage NSW

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Part 4 – Maps

The planning proposal seeks to amend the following LEP Maps:

- Heritage Maps – Sheet HER_001

The planning proposal does not seek to alter the zoning, height of buildings, floor space ratio, or any other BLEP maps.

Part 5 – Community Consultation

Affected property owners of Nos. 23, 25 and 27 Woodside Avenue, Burwood have been notified by letter on three occasions prior to the preparation of the Planning Proposal.

- A letter was sent to abovementioned property owners on 16 August 2023 advising that Council resolved (27 June 2023) to undertake a heritage assessment of properties located at Nos. 23, 25 and 27 Woodside Avenue, Burwood to determine whether the properties should be listed as local heritage item, and the site inspection of each property undertaken by Council's independent external heritage consultant.
- A letter was sent to abovementioned property owners on 19 October 2023 advising of the findings of the heritage assessment prepared by Council's independent heritage consultant where it is concluded properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood demonstrate historic, aesthetic, rarity and representative significance at the local level and No. 23 Woodside Avenue Burwood also has associative significance.
- A letter was sent to abovementioned property owners on 26 October 2023 advising that Council resolved at its meeting 24 October 2023 to prepare a Planning Proposal to amend Schedule 5 of the Burwood Local Environmental Plan 2012 to group heritage list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood.

It is proposed that the owners of Nos. 23, 25 and 27 Woodside Avenue, Burwood, will be further consulted during the exhibition of the planning proposal. The specific timeframes for this consultation will be outlined in the Gateway Determination. The public exhibition will encompass the following:

- Electronic copy of all relevant information on Council's Participate Burwood website, as well as the DPE Planning Proposal tracker.
- Letters to the owners of Nos. 23, 25 and 27 Woodside Avenue, Burwood and owners of adjoining properties in the vicinity of the subject site.
- Letters to relevant State agencies and other authorities/agencies nominated by the DPE as part of the Gateway Determination.

Part 6 – Project Timeline

The timeframe for the Planning Proposal is that, from date of Gateway Determination to date of submission to the DPE, to finalise the LEP is a period of 4-5 months. It is anticipated that the whole process will take no longer than 7 months, taking into account December/January period.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Table 6. Project Timeline

Report to Burwood Local Planning Panel	November 2023
Consideration by Council and Council decision	November 2023
Submission of Planning Proposal to DPE seeking Gateway Determination	December 2023
Gateway Determination received	February 2024
Government agency consultation	February to mid-March 2024
Commencement and completion of public exhibition period	February to mid-March 2024
Dates for public hearing	Not Applicable
Consideration of submissions	March to April 2024
Report to Council, post exhibition	May 2024
Liaison with Parliamentary Counsel Office's (PCO)	May 2024
Submission of the mapping for DPE review for finalisation	May 2024
Gazettal of LEP amendment	May 2024

Appendix One

- Proposed Amendment to Schedule 5

Appendix Two

- Delegation Checklist

Supporting Documentation

- List of supporting documents that are provided under separate cover.

Links to Supporting Material

- Links to Council meeting reports and resolutions to be added later.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Appendix One

Proposed Amendment to Schedule 5

The proposed group heritage item would be inserted into Schedule 5 of the BLEP 2012. The proposed item number will be confirmed by Parliamentary Counsel at the finalisation stage of the LEP amendment.

For the avoidance of doubt, the following table sets out the proposed new Schedule 5 text.

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	Federation Bungalows	23, 25 and 27 Woodside Avenue, Burwood	Lot 10, DP 935162; Lot 11, DP 166782; Lot 1, DP 936531; Lot 1, DP 925281.	Local	

The wording of any BLEP provisions will be subject to possible revision by the Parliamentary Counsel's Office.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Appendix Two

Delegation Checklist and Evaluation Criteria

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Checklist for the review of a request for delegation of plan making functions to councils
Local Government Area:
Burwood.
Name of draft LEP:
Burwood Local Environmental Plan 2012 (Amendment No. 26)
Address of Land (if applicable):
23, 25 and 27 Woodside Avenue, Burwood
Intent of draft LEP:
To amend Schedule 5 Environmental heritage of the Burwood Local Environmental Plan 2012 to list Nos. 23, 25 and 27 Woodside Avenue, Burwood as a group heritage item of local heritage significance.
Additional Supporting Points/Information:
Please refer to the Planning Proposal.

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Evaluation criteria for the issuing of an Authorisation				
(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N			
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	Y*			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		N/A		
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?		N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A		
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A		
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?		N/A		

* It is proposed that the PP be submitted to the Heritage NSW during the consultation stage. Heritage assessments have been carried out in accordance with Heritage NSW guidelines.

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		N/A		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?		N/A		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A		
Spot Rezoning	Y/N			
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		N/A		
Does the planning proposal create an exception to a mapped development standard?		N/A		
Section 73A matters				
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE - the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).		N/A		
NOTES <ul style="list-style-type: none"> Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance. Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department. 				

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Supporting Documentation

**Heritage assessments and other supporting documents are provided
under separate cover**

Enclosure No.	Description
1	Heritage Assessment of 23, 25 and 27 Woodside Avenue, Burwood undertaken by Lisa Trueman Heritage Advisor (October 2023)
2	Draft Inventory Sheet

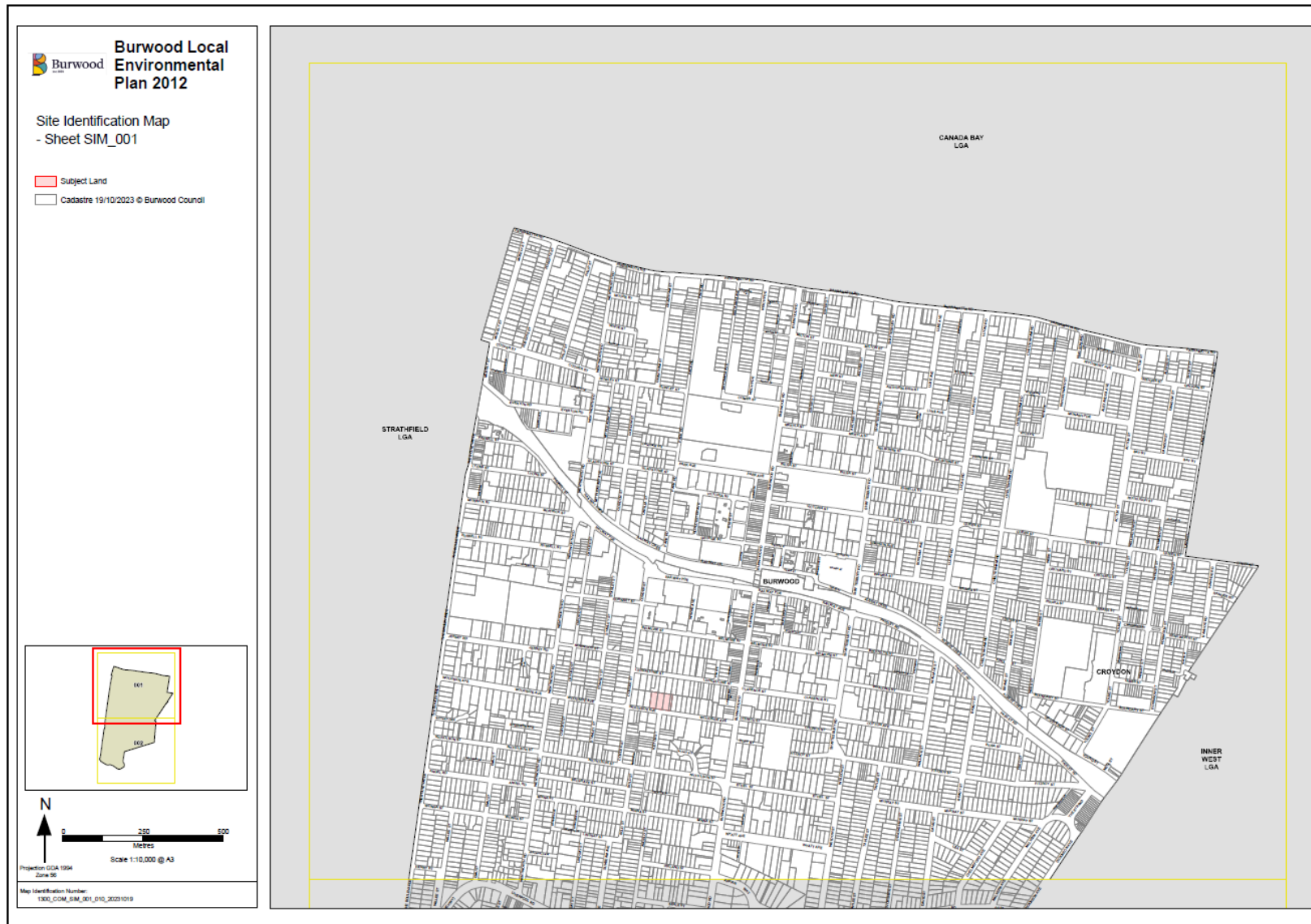
Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood

Mapping

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Planning Proposal - Group Heritage Listing of 23, 25 & 27 Woodside Avenue, Burwood

Planning Proposal – Heritage Listing of Nos. 23, 25 and 27 Woodside Avenue, Burwood



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