

13 October 2022

David Ongkili

Coordinator Strategic Planning
Randwick City Council
Administration Building & Customer Service Centre
30 Frances Street
RANDWICK NSW 2031

David.Ongkili@randwick.nsw.gov.au

Dear David,

**FEE PROPOSAL – HERITAGE CONSULTANCY SERVICES
HERITAGE ASSESSMENT & ADVICE - 3 BERWICK STREET, COOGEE**

I am writing in relation to the preliminary assessment of heritage significance of the property at 3 Berwick Street in Coogee undertaken by City Plan Heritage (CPH) at the request of the Randwick City Council. We have consulted the following documentation, in particular, to inform the assessment of the likely heritage values of the subject property in addition to our knowledge of the Randwick City's environmental heritage through our ongoing heritage referral assistance to the Council since 2013.

- Urbis (2020) Heritage Impact Statement – 3 and 5 Berwick Street, Coogee
- Maurice Patrick Cunningham (2021) Consideration for Heritage listing No 1 Berwick Street, Coogee, NSW 2034 submission to Extent Heritage Pty Ltd (2021)
- Various real estate websites and heritage documentation included in the City Plan Heritage peer review of the Extent Heritage Pty Ltd heritage review study

Background

It is understood that the Council has received a Development Application (DA/432/2022) for the demolition of the existing building at 3 Berwick Street, Coogee, and for Torrens Title subdivision of the site into two (2) allotments and construction of two (2) semi-detached dwellings, one on each allotment. The subject site is not listed as a heritage item nor is it located within a heritage conservation area (HCA) under the Randwick Local Environmental Plan (LEP) 2012. Notwithstanding this, concern has been raised by residents in the locality that the subject property has heritage values that should be protected.

At the Council meeting on 27 September 2022, Council resolved as follows in relation to the subject site:

RESOLVED: (Olive/Neilson) that Item UB49/22 (Preliminary heritage assessment of the building at Berwick Street, Coogee) be considered as urgent business.

- a. *Council officers urgently undertake a preliminary heritage assessment of the building at 3 Berwick Street, Coogee to determine if it is likely to be found, on further inquiry and investigation, to be of local heritage significance;*
- b. *It is noted 1, 3 and 5 Berwick Street form a cluster of interwar building; and*
- c. *If the preliminary heritage assessment is suggestive of 3 Berwick Street having local heritage significance, then an interim heritage order be placed on the property so its heritage values can be fully assessed.*

It is further noted that the Council is in receipt of a Complying Development Certificate (CDC) application for the demolition of the subject building.

The Randwick City Council conducted a comprehensive review of the Randwick LEP 2012 around mid-2021 in order to implement the Randwick Local Strategic Planning Statement (Vision 2040) (LSPS) and

give effect to the Eastern City District Plan. The review included a range of topics including housing and population growth, diversity, economic development and environment, that will form the basis of a comprehensive Planning Proposal (PP) to amend the Randwick LEP 2012.

City Plan Heritage assisted Randwick City Council in proposing the heritage listings accompanied by Heritage Inventory Sheets. After the completion of the study, Randwick City Council exhibited the accompanying Heritage Inventory Sheets in the form of Heritage Planning Proposal. As part of our peer review of the recommended potential heritage listings by Extent Heritage, it was concluded that the adjoining property at 5 Berwick Street is of local heritage significance and be listed as a heritage item in Schedule 5 of the Randwick LEP 2012. Subsequently, the Council has resolved its listing as heritage item under Part 1 of Schedule 5 of the Randwick LEP 2012 as part of the Comprehensive Planning Proposal now with the Department of Planning & Environment for finalisation. It is also noted that Council has resolved to list number 1 Berwick Street in Schedule 5 as part of a future Planning Proposal.

Methodology

City Plan Heritage provides independent expert multi-discipline heritage consultancy services in accordance with the heritage management guidelines outlined in *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter) and relevant publications and guidelines produced by the Heritage NSW of the Community Engagement - Department of Premier and Cabinet (formerly NSW Office of Environment & Heritage). The heritage assessment of the subject site has been undertaken in accordance with NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013.

Inspection of 3 Berwick Street was undertaken by me on 22 September 2021 from the public domain as part of the peer review of the Extent Heritage potential heritage items, which included the adjoining building at 5 Berwick Street. Internal images of the subject building has been sourced from the above mentioned Urbis report in order to ascertain the integrity of the fabric of the building.

Assessment of Heritage Significance

A detailed assessment of heritage significance of the property at 3 Berwick Street, Coogee, has been provided in the State Heritage Inventory form included in the Appendix to this covering heritage assessment and advice letter. Based on the documentary and physical evidence, it is concluded that the subject building at 3 Berwick Street is of local heritage significance and meets the threshold for individual heritage listing under Criteria (a), (b), (c), (f) and (g) of the Assessing Heritage Significance as defined in the Statement of Significance as quoted below (refer to the full assessment criteria in the attached SHI form):

3 Berwick Street, Coogee, is of local heritage significance as evidence of the re-subdivision of large landholdings and subsequent suburban development of Randwick in the first half of the twentieth century and following the construction of a tram line. The house is a highly intact example of an Inter-war bungalow within the area featuring face brick walls, a prominent gable with half-timber detailing supported on brick and sandstone columns, a recessed verandah and entrance, and single hung timber windows with Venetian glass.

It was constructed for Victor Emmanuel Pugliese of Ulan (Dentist) in 1924, the first registered Dentist in the village of Coogee. The house remained in the ownership of Victor's family until 1949, soon after Victor's death in April 1948. The residence is representative of Coogee's first purpose-built registered dental surgery from 1924 with dental surgery and residence, which has been continuously used most of its 96 years of history.

The Inter-War bungalows with intact architectural characteristics of the style are now unusual and seldom found in the area and are now "rare" items in Coogee. The house is a highly intact example of an Inter-War bungalow, including examples of interior fixtures and finishes dating from its construction in c1924.

It is also worth noting that at the time of my inspection of 5 Berwick Street, it was apparent that the three properties at 1, 3 and 5 Berwick Street have had a common historical development and collectively were

making significant contribution in understanding of the streetscape and built heritage of Coogee in the inter-war period. However, the brief for the peer review of Extent Heritage study was limited to the already nominated potential heritage items, and therefore, the subject property was not further assessed by City Plan Heritage. Notwithstanding, the likely heritage values of the subject three properties were verbally advised to the Council.

Conclusion and recommendations

It is concluded by City Plan Heritage that the inter-war bungalow at 3 Berwick Street in Coogee is of local heritage significance and meets the significance assessment criteria for listing as a heritage item under Part 1 (Heritage items) of Schedule 5 of Randwick LEP 2012.

It is further noted that although each property at 1, 3 and 5 Berwick Street in Coogee meets the threshold for heritage listing individually, their collective interwar heritage values make stronger contribution and add to the environmental heritage of Randwick LGA and therefore they should be listed as a group heritage item to maintain their integrity and appreciation. It is recommended that the Council considers extension of the heritage listing for number 5 Berwick Street to a group listing in a future planning proposal to include properties at 1 and 3 Berwick Street.

I trust the above brief conclusion assessment covering letter and advice based on the detailed significance assessment of the subject property in the attached SHI form will assist the Council in its decision on the heritage values and protection measures for the property.

Should you have any questions or require further information please do not hesitate to contact me at kerimed@cityplan.com.au

Yours sincerely,



Kerime Danis
Director - Heritage

APPENDIX A:

State Heritage Inventory Form

Heritage Data Form

ITEM DETAILS						
Name of Item	Inter-War Bungalow					
Other Name/s Former Name/s	"Roma"					
Item type (if known)	Built					
Item group (if known)	Residential buildings (Private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	3					
Street name	Berwick Street					
Suburb/town	Coogee		Postcode	2034		
Local Government Area/s	Randwick					
Property description	Lot B DP 313214 (Parish of Alexandria, County of Cumberland)					
Location - Lat/long	Latitude	-33.922457		Longitude	151.251817	
Location - AMG (if no street address)	Zone		Easting	9692704.871	Northing	4417490.671
Owner	Private					
Current use	Residence					
Former Use	Residence					
Statement of significance	<p>3 Berwick Street, Coogee, is of local heritage significance as evidence of the re-subdivision of large landholdings and subsequent suburban development of Randwick in the first half of the twentieth century and following the construction of a tram line. The house is a highly intact example of an Inter-war bungalow within the area featuring face brick walls, a prominent gable with half-timber detailing supported on brick and sandstone columns, a recessed verandah and entrance, and single hung timber windows with Venetian glass.</p> <p>It was constructed for Victor Emmanuel Pugliese of Ulan (Dentist) in 1924, the first registered Dentist in the village of Coogee. The house remained in the ownership of Victor's family until 1949, soon after Victor's death in April 1948. The residence is representative of Coogee's first purpose-built registered dental surgery from 1924 with dental surgery and residence, which has been continuously used most of its 96 years of history.</p> <p>The Inter-War bungalows with intact architectural characteristics of the style are now unusual and seldom found in the area and are now "rare" items in Coogee. The house is a highly intact example of an Inter-War bungalow, including examples of interior fixtures and finishes dating from its construction in c1924.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The subject Inter-War Bungalow at 3 Berwick Street, Coogee, is a single-storey asymmetrical dwelling with a combination of facebrick and stone façade. The residence has a hipped roof clad in terracotta Marseilles tiling, with a prominent gable facing Berwick Street. The front gable has half-timber detailing with a traditional louvred decorative timber air-vent at the centre. The bungalow has a partially enclosed front-facing verandah with a face brick balustrade and posts having stone tops. The front-facing verandah is accessible by a series of steps lead via a pedestrian walkway connected to the Berwick Street footpath.</p> <p>The residence has a series of traditional timber framed casement and contemporary windows with an entrance doorway along the west. The surgery window (at the east of the northern elevation) built into the stone pillars are original single hung timber windows with venetian glass. The front-facing verandah has an extended roof/sunshade with timber rafters. The lower ground floor level is clad in sandstone with a rockface finish and has a contemporary garage door along the east of the northern façade.</p> <p>A small communal garden fronts the primary elevation to Berwick Street, with access from the street via a centrally located staircase and footpath. The residence is bound by a sandstone (rockface finish) boundary wall with a series of voids under the capping. Paling timber fence defines the site boundaries to the west and east.</p> <p>As seen in the previous heritage reports pertinent to the site the subject bungalow features a number of internal detailing form its original inter-war period including decorative plaster ceilings, timber door joinery and fireplace that provide clear evidence of the internal characteristics of a dwelling from that period.</p>					
Physical condition and Archaeological potential	Generally in good condition externally.					
Construction years	Start year	1924	Finish year	1924	Circa	<input type="checkbox"/>
Modifications and dates	1949 – Alterations and additions to dental surgery for J Dunworth 1975 – Alterations to dental surgery and residence for R Toll					
Further comments						

HISTORY	
Historical notes	<p>The site, located on Lot B in DP 313214, is part of the land originally granted to Alfred Raymond Jones two Crown Grants, both dated 16 December 1856, comprising part of Lot 2 shown in DP5026, and allotments 18 and 19 of Section 11 of the Town of Coogee. In the 1880s, the area was subdivided, with Thomas Edward Hall acquiring several parcels of land totalling 4a0r8½p between 1883 and 1893. Hall transferred part of his holdings to 'The Commissioner of Railways' on 19 October 1883 as a corridor for a tram line and the north-eastern allotment to Rosetta Evans on 3 January 1905, retaining an area of 2a3r 35p.</p> <p>In late 1904, Hall sold part of the land, comprising the northeast corner (part of Lots 12, 13 and 14). On 23 April 1907, Hall sold the remaining land (two acres, three roods and thirty-five perches) to Clarice Emily Florence Berwick of Enfield, who subdivided the land into 13 allotments, and in December 1907, the 'Berwick Estate' was offered for sale by Messrs HW Horning and Co. The Berwick Estate was advertised for auction sale as "the cream of this beautiful suburb, with marvellous and everlasting views of the ocean, situate at tram stop, Mount and Carr Streets". The Berwick Estate</p>

Heritage Data Form

	<p>was advertised again for auction sale on 3 April 1909 and was promoted especially to surfers and builders.</p> <p>Lots 1, 2 and 3 of the Berwick Estate were respectively sold to Ellen Margaret Mills, Leonard John Dew, and Archbishop Michael Kelly, Patrick Lewis Coonan and Peter Treand from the Catholic Church. In August 1923, Sarah Dixon of Gordon purchased part of Lots 1, 2 and 3, totalling 14½ perches. She subsequently subdivided and quickly sold the land at No 3, transferring title on 15 December 1923 to 'Victor Pugliese of Ulan Dentist'. Victor Emmanuel Pugliese built 3 Berwick Street and named it 'Roma' in memory of his Italian heritage. An application was made by Victor to the Municipality of Randwick on 11 February 1924 for approval of the erection of building plan number 118/24 with a building fee of £2.10 and built in the same year.</p> <p>Victor got married in 1906 to Theresea Jane Price Johnson/Stainton and had a daughter Florence Una Pugliese in 1907. Victor built 3 Berwick Street as a Dental Surgery, prominently next to the tram stop, with a residence for the family at the rear of the building, with a separate entrance accessed on the western side. The surgery stood prominently opposite the tram stop but also diagonally opposite the medical surgery at 21 Carr Street (Dr Thompson) and at 18 Carr Street (Dr Booth).</p> <p>Victor was the first registered Dentist in the village of Coogee, and probably 3 Berwick Street represents Coogee's first purpose-built dental surgery, and perhaps one of the few combined built 1920s dental surgery and residence in Coogee.</p> <p>In 1946 Victor leased the property to another Dentist, Francis David Dunsworth. After Victor's death in April 1948, his wife Theresa and daughter Florence sold 3 Berwick Street to Francis Dunsworth on 9 March 1949.</p> <p>Following are the property owners at 3 Berwick Street, commencing 1924:</p> <ul style="list-style-type: none"> • Victor Pugliese (January 1924) • Therese Puglieses and Florence Una Nielson (by transmission) (March 1949) • Francis David Dunsworth (March 1949) • Nancy Amelia Nelson (June 1954) • Mervyn Whitney Washington Armstrong (November 1959) • Ross Maxwell Toll (lease of premises being 2 surgeries, waiting room, work room and office at 3 Berwick Street) (April 1970) • Ritenka Pty Ltd (June 1974) • Bill and Helen Vakas (November 1987)
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
Building settlements, towns and cities	Accommodation	Suburbanisation (Inter-war residential development)
Developing Australia's cultural life	Creative endeavour	Suburbanisation (Architectural styles in Randwick)
Developing local, regional and national economies	Health	Dental Surgery Clinic in Coogee

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house demonstrates the suburbanisation of Coogee following the subdivision of the nineteenth-century estates in the area and the period of prosperity in the Municipality of Randwick following World War 1. 3 Berwick Street also represents Coogee's first purpose-built registered dental surgery from the 1920s with dental surgery and residence that have operated continually as a dental practice for the last 96 years and still functioning as one.

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Historical association significance SHR criteria (b)	3 Berwick Street was constructed for Victor Emmanuel Pugliese of Ulan (Dentist) in 1924, the first registered Dentist in the village of Coogee. The house remained in the ownership of Victor's family until 1949, soon after Victor's death in April 1948.
Aesthetic significance SHR criteria (c)	3 Berwick Street is a good example of an Inter-War bungalow in Randwick. The house exterior includes face brick and sandstone walls, a prominent gable with half-timber detailing supported on brick and sandstone columns, a recessed verandah and entrance, and single hung timber windows with Venetian glass.
Social significance SHR criteria (d)	The social significance of the site cannot be ascertained without undertaking community consultation. Notwithstanding, as an example of urban expansion during the Inter-War period, the site has some potential to provide a further sense of place and belonging to the local community. In addition, its long history of dentistry occupation for most of its 96 years history may have importance to the local community.
Technical/Research significance SHR criteria (e)	The residence contains examples of early twentieth century domestic brick and sandstone construction details.
Rarity SHR criteria (f)	The house is a highly intact example of an Inter-War bungalow, including examples of interior fixtures and finishes dating from its construction in c1924. The Inter-War bungalows are now unusual and seldom found in the area and are now "rare" items in Coogee.
Representativeness SHR criteria (g)	3 Berwick Street is representative of the Inter-war suburban residential development constructed in Randwick in the first half of the twentieth century. The residence is also representative of Coogee's first purpose-built registered dental surgery from 1924.
Integrity	The exterior of the building is highly intact, exhibiting building materials and details (including a prominent gable with timber detailing, brick and stone columns in front facing verandah, rockface sandstone cladding, and single hung timber windows with Venetian glass) dating from its initial construction in 1924.

HERITAGE LISTINGS

Heritage listing/s	None known.
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	NSW Land Registry Services	Deposited Plan 5026		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 3579 Fol. 121		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 2081 Fol. 166		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 2077 Fol. 229		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 2087 Fol. 142		NSW Land Registry Services
Written	NSW Land Registry Services	Certificate of Title Vol. 3509 Fol. 128		NSW Land Registry Services

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Written	The Sydney Sun	'Advertising', p. 3.	15 December 1907	Trove
Written	Sunday Times	'Advertising', p. 3.	28 March 1909	Trove
Written	The Labor Daily	Mr JT Donnison - 6 April 1938, p.4	1938	State Library of NSW / Trove
Written	The Daily Telegraph	Death notice 'Donnison' - 6 April 1938, p.12	1938	State Library of NSW / Trove
Written	Real Estate		2019	https://www.realestate.com.au/sold/property-house-nsw-coogee-131078570
Written	Maurice Patrick Cunningham	Consideration for Heritage listing No 1 Berwick Street, Coogee, NSW 2034	2021	Extent Heritage Pty Ltd
Written	Fiona Binns, Bernice Phillips	Heritage Impact Statement – 3 and 5 Berwick Street, Coogee	25 May 2020	Urbis

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> - List as a heritage item on Part 1 (Heritage items) in Schedule 5 of Randwick LEP 2012. - Additions and internal alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing Inter-war bungalow. - Inter-war architectural features, materials, sandstone detailing, gable and eaves details, are to be maintained, including timber framed windows with venetian glass, timber detailing over gables. - Retain interior finishes constructed in c1924 including decorative plaster ceilings and cornices, painted brick fireplace, doors and windows (including original hardware). - Landscaped area, including sandstone fence and gate, between street boundary and house is to be retained. Contemporary garage door can be removed or replaced. - A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. - Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes.
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SOURCE OF THIS INFORMATION

Name of study or report	Assessment of Heritage Significance – 3 Berwick Street, Coogee	Year of study or report	2022
Item number in study or report			
Author of study or report	City Plan Heritage		
Inspected by	Kerime Danis, City Plan Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	October 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of 3 Berwick Street, Coogee (right) and 5 Berwick Street, Coogee (left)				
Image year	2021	Image by	City Plan Heritage	Image copyright holder	Randwick City Council

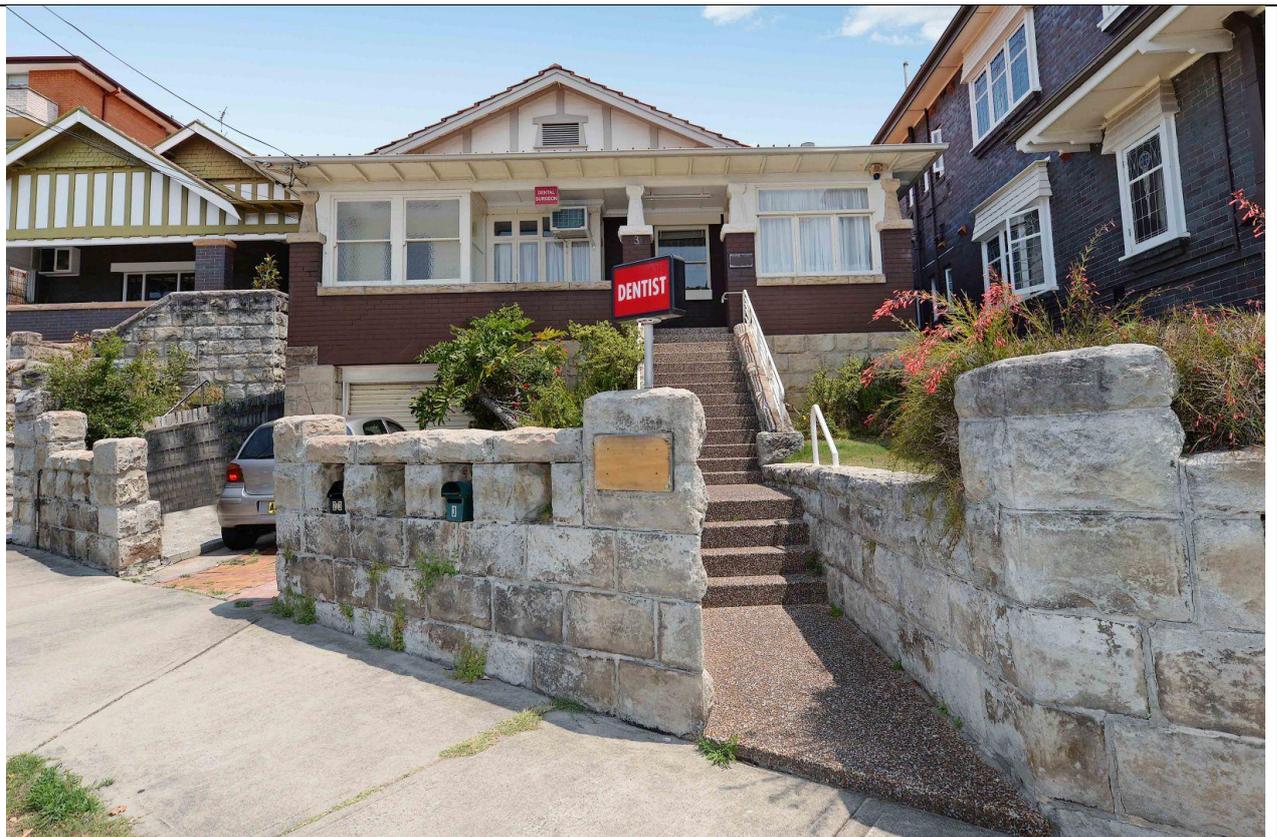


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of 3 Berwick Street, Coogee https://www.domain.com.au/property-profile/3-berwick-street-coogee-nsw-2034				
Image year	2020	Image by	Domain	Image copyright holder	Domain



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Internal view of residence at 3 Berwick Street, Coogee with decorative ceiling and cornices https://www.domain.com.au/property-profile/3-berwick-street-coogee-nsw-2034				
Image year	2020	Image by	Domain	Image copyright holder	Domain



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of living area at 3 Berwick Street, Coogee with decorative ceiling and cornices. https://www.domain.com.au/property-profile/3-berwick-street-coogee-nsw-2034				
Image year	2020	Image by	Domain	Image copyright holder	Domain

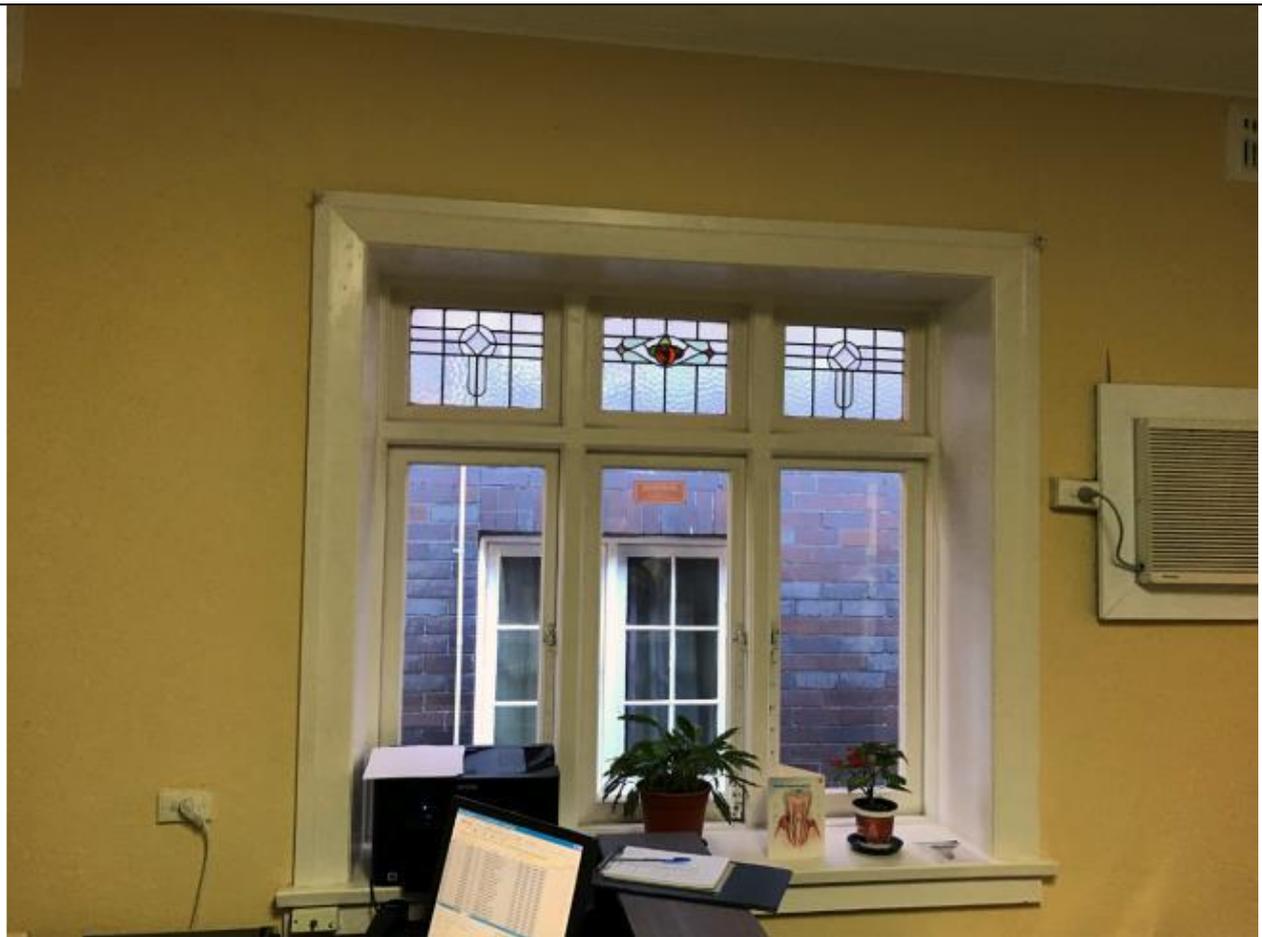


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Please supply images of each elevation, the interior and the setting.

Image caption	Original casement and leadlight windows on the western façade.				
Image year	2020	Image by	Urbis	Image copyright holder	Urbis



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Decorative ceiling detail and cornices				
Image year	2020	Image by	Urbis	Image copyright holder	Urbis



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial image showing the residential context of the subject site in c1943.				
Image year	1943	Image by	SIX Maps, NSW Government	Image copyright holder	SIX Maps, NSW Government

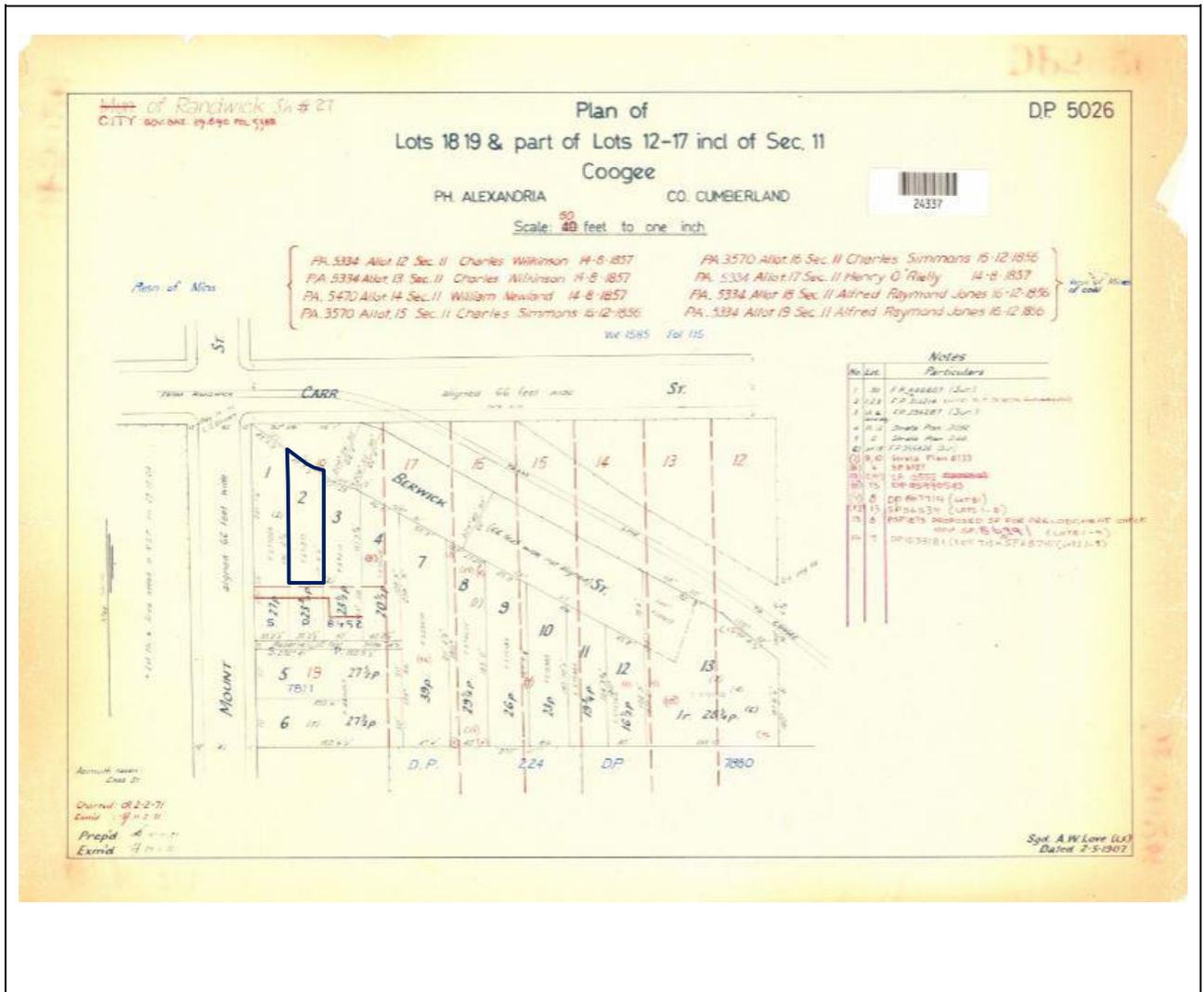


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Diagram showing the Berwick Estate re-subdivision. The subject site is outlined in blue.				
Image year	1907, annotated 1971	Image by	AW Love (1907)	Image copyright holder	NSW Land Registry Services

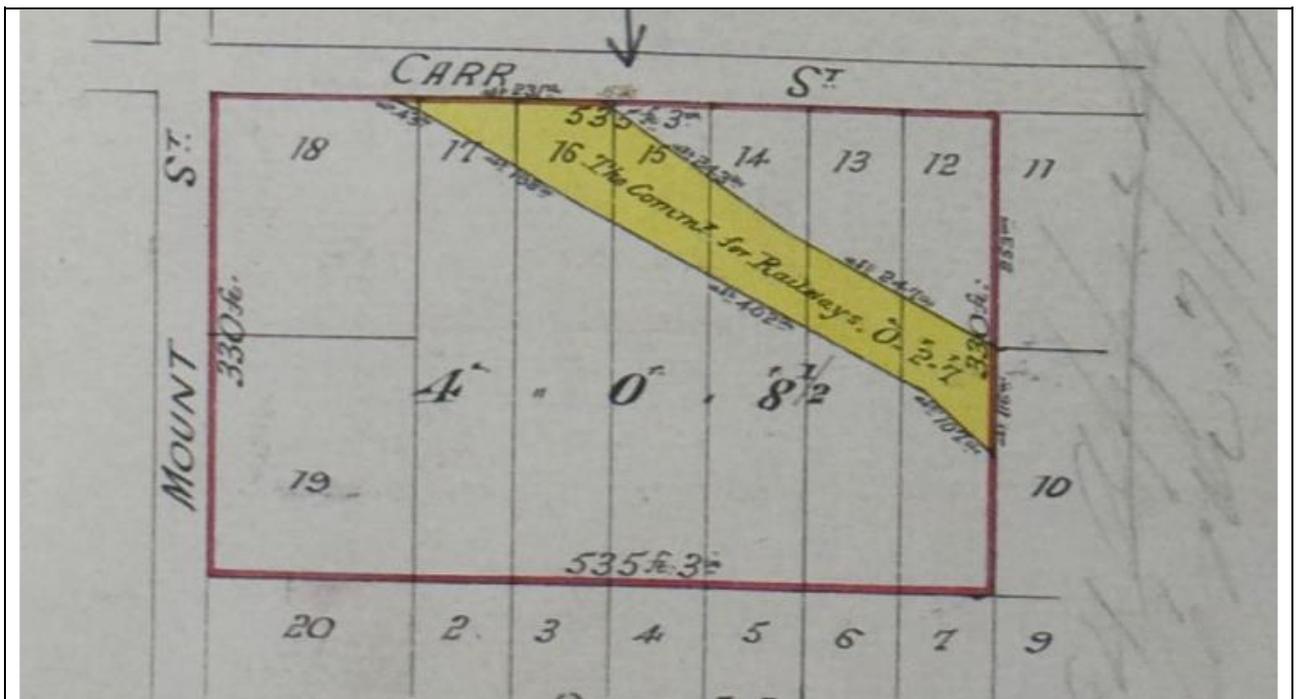


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Block plan accompanying Certificate of Title Vol 676 Fol 59, being the land consolidated on a single title by Edward Thomas Hall. The land, coloured yellow transferred to the Commissioner for Railways.				
Image year	n.d.	Image by	NSW and Registry Services	Image copyright holder	NSW and Registry Services

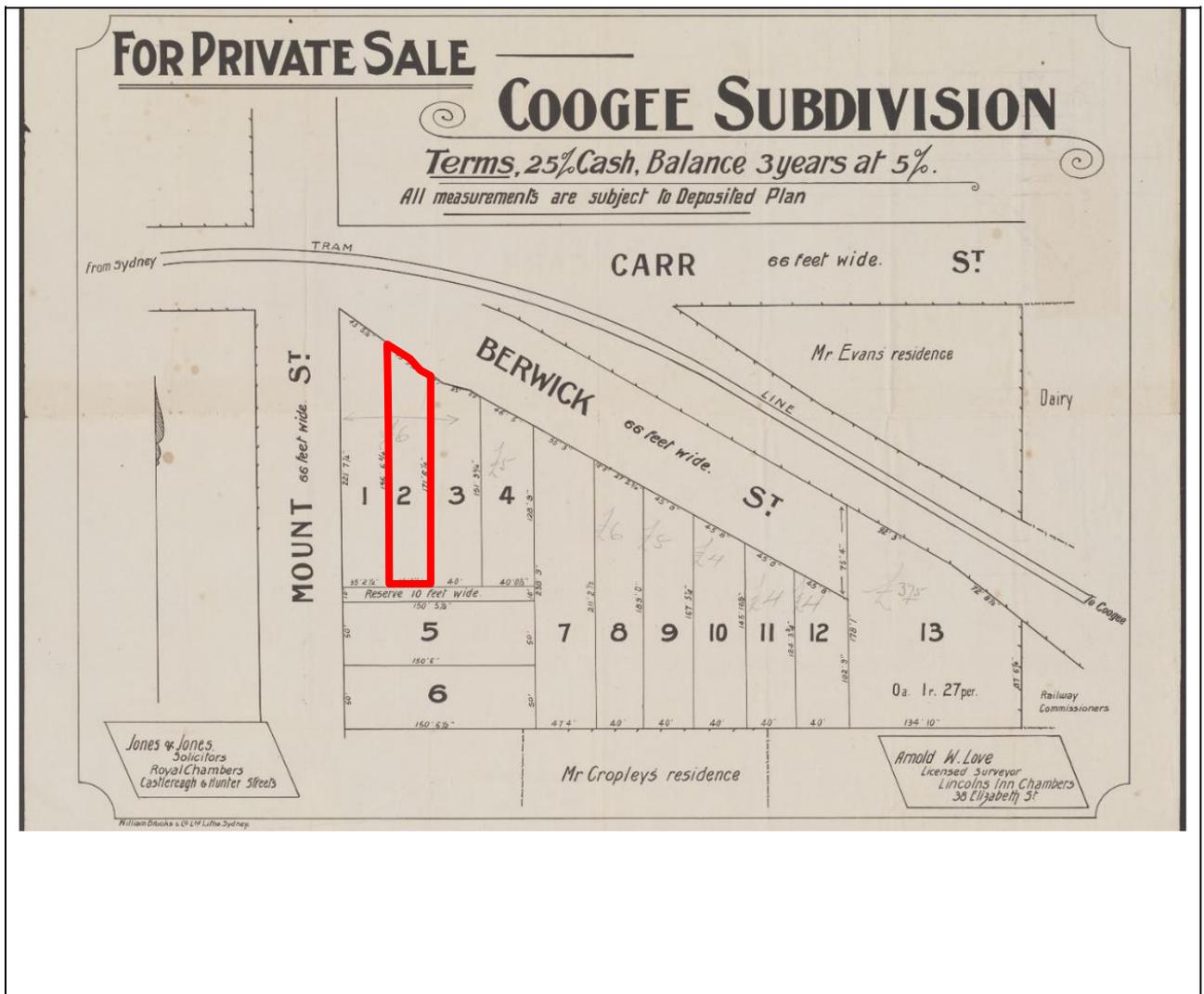


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Coogee Subdivision, otherwise known as Berwick Estate, c.1907. Approximate location of subject site indicated in red. nla.obj-230154371.jpg.				
Image year	c. 1907	Image by	National Library of Australia	Image copyright holder	National Library of Australia

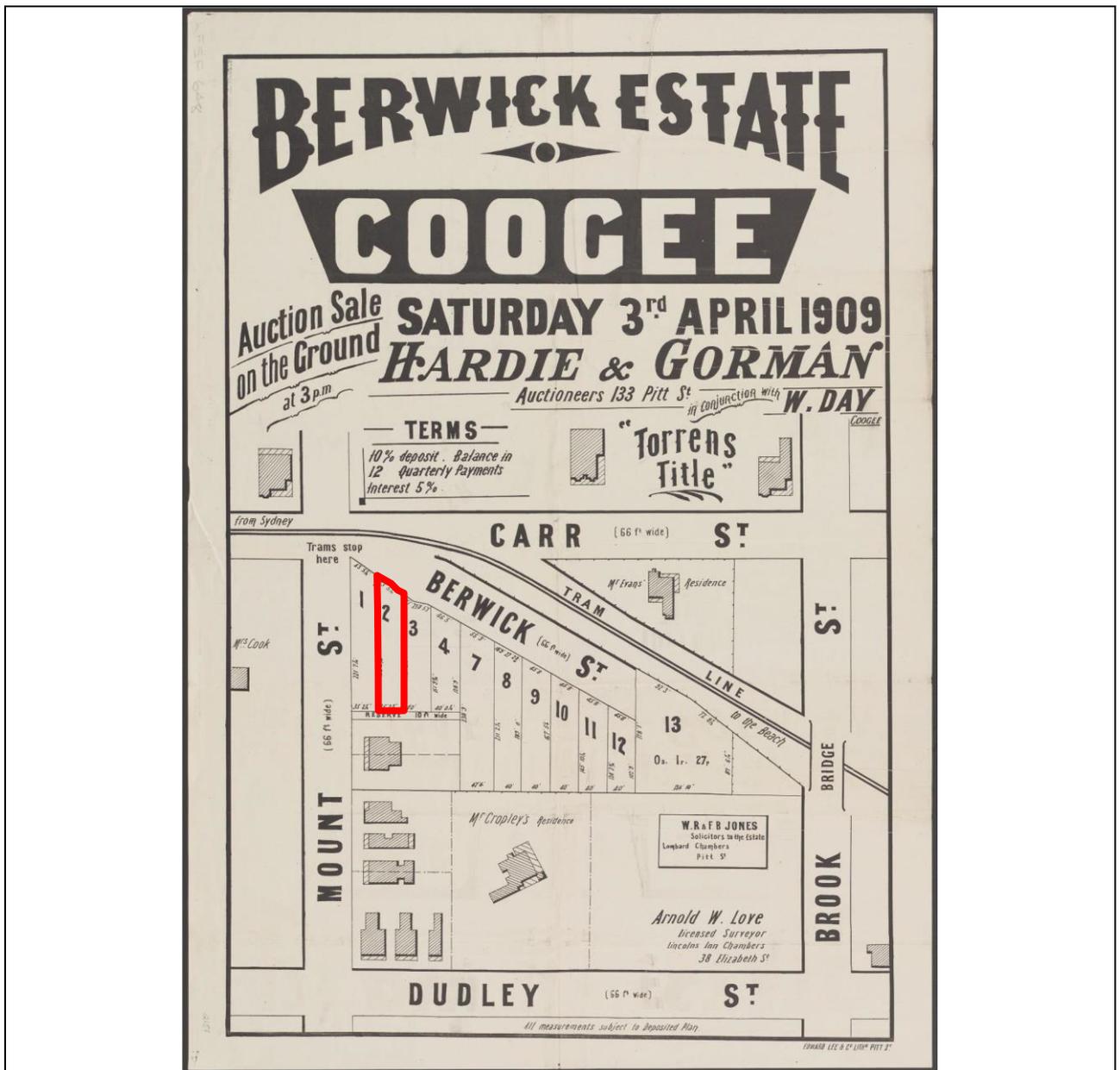


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Berwick Estate, 3 April 1909. Approximate location of subject site indicated in red. https://nla.gov.au:443/tarkine/nla.obj-230153789 .				
Image year	1909	Image by	National Library of Australia	Image copyright holder	National Library of Australia



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Hardie & Gorman subdivision plan from Saturday 2nd December 1922. Approximate location of subject site indicated in red.				
Image year	1922	Image by	State Library of NSW	Image copyright holder	State Library of NSW

