

Bayside Heritage Study

Review of Potential Heritage Conservation Areas

Report prepared for Bayside Council

September 2019

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Report Register


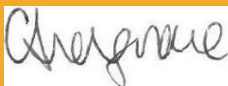
The following report register documents the development and issue of the report entitled Bayside Heritage Study—Review of Potential Heritage Conservation Areas, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

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

Project Manager Lisa Trueman		Project Director Catherine Snelgrove	
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Executive Summary

Executive Summary

In 2018, Bayside Council (Council) commissioned GML Heritage Pty Ltd (GML) to undertake the Bayside Heritage Study, a comprehensive study of the heritage of the new Bayside local government area. The study will inform the future planning of Bayside and assist in the consolidation of existing heritage items into a combined heritage schedule for the whole of Bayside. The Heritage Study includes the review and assessment of a number of potential new heritage conservation areas (HCAs) for inclusion within Schedule 5 of the future Bayside Local Environmental Plan (LEP). The potential HCAs had been identified by Council through previous studies and community engagement.

The purpose of this review of potential heritage conservation areas is to provide an assessment of the characteristic built form and significance of the area, and make recommendations about the most appropriate way to manage and conserve the heritage values of the area, including listing within the LEP. Buildings within each recommended HCA have been classified as contributory, neutral or uncharacteristic according to their contribution to the significance of the HCA.

The key findings of this report are:

- The following areas warrant consideration for listing as heritage conservation areas within the Bayside LEP:
 - Oceanview Estate, Bexley;
 - Lansdowne and Hamilton Streets, Bardwell Valley;
 - Brighton Parade, Brighton Le Sands;
 - Farr and Gibbes Streets, Banksia;
 - Moorefield Estate, Kogarah; and
 - Aloha and Forster Streets, Mascot.
- The following area does not warrant consideration for listing as a heritage conservation area, but does contain properties that warrant consideration for group heritage listings:
 - Barden and Stanley Streets, Arncliffe.

These group heritage items will be subject to further consideration after detailed assessment.

- The following areas do not warrant consideration for listing as heritage conservation areas:
 - Teralba Road, Brighton Le Sands;
 - Baxter Road, Mascot;
 - Caroline Street, Kingsgrove;
 - Bay Street, Botany;
 - Banksmeadow Local Centre; and
 - Wollongong Road, Arncliffe.



Section 1: Introduction

1.0 Introduction

1.1 Background

In 2016, Bayside Council (Council) was formed through the merger of the former Rockdale City and City of Botany Bay Councils. Changes to the *Environmental Planning and Assessment Act 1979* (NSW) and introduction of the Greater Sydney Commission's Eastern City District Plan mean that Bayside Council is required to prepare a new Local Environmental Plan (LEP) and Development Control Plan (DCP).

In 2018, Bayside Council commissioned GML Heritage Pty Ltd (GML) to undertake the Bayside Heritage Study, a study of the heritage of the new Bayside LGA which will inform the future planning of Bayside, and assist in the consolidation of existing heritage items into a combined heritage schedule for the whole of Bayside. The project includes a review and assessment of potential new heritage conservation areas (HCAs) that had previously been identified by Council.

Bayside is currently facing significant development pressures, influenced by its proximity to the Sydney CBD and the major infrastructure and trade gateways of Sydney Airport and Port Botany. Strong local economic conditions have promoted growth and diversification with higher density development occurring in key areas across the LGA.

The purpose of this review of heritage conservation areas is to provide a preliminary assessment of the characteristic built form and significance of the area and make recommendations about the most appropriate way to manage and conserve the heritage values of the area, including listing within the LEP. This report reviews the HCAs previously identified by Council, provides an assessment of the characteristic built form and contribution of individual buildings to the character and significance of the areas, and gives recommendations on the management and conservation of the heritage values of the areas into the future.

1.2 Identification of Study Areas

The Bayside LGA is located 12 kilometres east of the Sydney CBD. Areas that are the subject of this study are located across the LGA to the north and south of Kingsford Smith International Airport in the suburbs of Bexley, Bardwell Valley, Brighton Le Sands, Banksia, Kogarah, Mascot, Botany, Banksmeadow and Arncliffe (see Figure 1.1). The following areas within the Bayside LGA are the subject of this report:

- Oceanview Estate, Bexley;
- Lansdowne and Hamilton Streets, Bardwell Valley;
- Brighton Parade, Brighton Le Sands;
- Farr and Gibbes Streets, Banksia;
- Moorefield Estate, Kogarah;
- Aloha and Forster Street, Mascot;
- Teralba Road, Brighton Le Sands;
- Barden and Stanley Streets, Arncliffe;

- Wollongong Road, Arncliffe;
- Baxter Road, Mascot;
- Caroline Street, Kingsgrove;
- Bay Street, Botany; and
- Banksmeadow Local Centre.

The locations of these areas are shown in Section 3 of this report and in Figure 1.1.

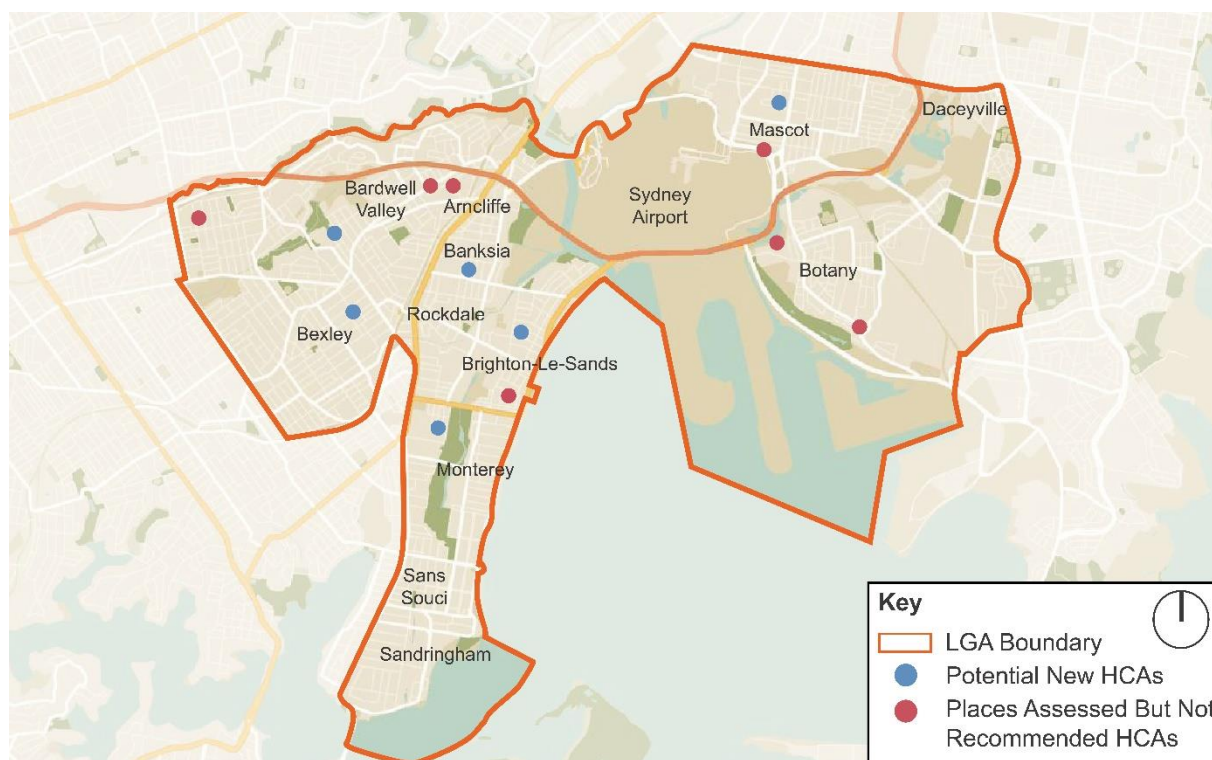


Figure 1.1 Location of the potential new HCAs within the Bayside LGA. (Source: GML and Bayside Council)

1.3 Heritage Context

The local heritage of Bayside is currently managed through the Botany and Rockdale LEPs and DCPs. These statutory documents provide the heritage planning framework for the LGA. The current LEPs contain a list of heritage items and heritage conservation areas, in Schedule 5 – Environmental Heritage.

There are currently two HCAs listed in the Botany LEP 2013 within the Bayside area: **Botany Township Heritage Conservation Area** and **Daceyville Garden Suburb**. There are currently no HCAs listed under the former *Rockdale Local Environmental Plan 2011*.

The Rockdale Heritage Study 1991 identified a number of areas that had special historic and streetscape qualities. However, these precincts were not listed within the LEP as HCAs. In addition, the Heritage Inventory Review 2010 recommended that intact streetscapes of the same period which retain their original character should be included as HCAs in the heritage schedule. In 2015, Rockdale City Council prepared a discussion paper, 'Caring About the Future by Respecting the Past', which identified 12

potential HCAs within the former Rockdale LGA. This Discussion Paper was placed on public exhibition; however, the potential HCAs were not further progressed.

This report considers the areas identified in previous studies and other areas identified by the public during consultation for the Bayside Local Strategic Planning Statement in early 2019, listed in Section 1.2 above.

1.4 Methodology and Terminology

This report has been prepared with reference to the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage Division), and the relevant principles and guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).

The preparation of this report has involved the following steps:

- review of previous heritage studies and existing heritage listings applicable throughout Bayside;
- collation of background historical information and documentation, including early maps and subdivision plans;
- fieldwork involving inspections of built form, landscape, public domain and streetscapes within the boundaries of the HCAs (undertaken by the GML project team in June–July 2019);
- identification and assessment of the heritage significance of the areas;
- provision of brief character statements and statements of significance for each potential new HCA;
- preliminary analysis of each building's contribution to the significance of the relevant potential new HCA; and
- recommendation of adjustments to boundaries where considered necessary to ensure cohesiveness in HCAs.

The terminology used in this report is consistent with the *NSW Heritage Manual* and the Burra Charter. The words 'place', cultural significance, fabric and conservation are defined in accordance with the definitions provided in the Burra Charter.

1.5 Heritage Assessment Methodology

The heritage significance assessments in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001. The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the *Heritage Act 1977* (NSW) (the Heritage Act). The seven criteria on which the significance assessments are based are outlined below:

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

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

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

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

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

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

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

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

1.6 Key Reference Material

Background material reviewed in the preparation of this report is collated in the table below.

Terry Kass 1989, <i>Rockdale Heritage Study—Thematic History</i> , report prepared for Municipal Council of Rockdale
Meredith Walker and Terry Kass 1991, <i>Rockdale Heritage Study</i> , report prepared for Municipal Council of Rockdale
Heritage Office and Department of Urban Affairs and Planning 1996, <i>Conservation Areas</i>
Graham Brooks and Associates 1996, <i>Rockdale Heritage Inventory Review</i> , report prepared for Rockdale City Council
Louise Thom 2010, <i>Rockdale Heritage Inventory Review</i> , report prepared for Rockdale City Council
City of Botany Bay 2013, <i>Development Control Plan—Part 5 Business Centres</i>
INHERITage 2015, <i>Review of Botany Bay Heritage Study</i> , report prepared for City of Botany Bay
Elizabeth Conroy 2017, <i>City of Botany Bay: A Thematic History</i> , report prepared for City of Botany Bay

1.7 Limitations

This report is subject to the following limitations:

- This report has not assessed the archaeological potential or Aboriginal cultural values of the sites. The HCAs may have archaeological values but these values have not to date been a key factor in defining the boundaries.
- Where relevant, this report has drawn upon the established statements of significance for existing local heritage items within the HCA.
- The interiors of the buildings within the HCAs were not inspected and an analysis of internal fabric is not included in this report. The contribution of individual buildings to the HCA was based upon their external character only.

- The study is limited to areas identified by Bayside Council, provided in the study brief. Other areas of potential significance have not been identified and assessed in this report.

1.8 Authorship

This report has been prepared by the following GML consultants: Lisa Trueman (Associate), Emma McGirr (Senior Heritage Consultant), Isabelle Rowlatt (Heritage Consultant) and Sam Kelly (Student Planner). Catherine Snelgrove (Principal) has provided review and input.

A photograph of a suburban street. On the right, a row of houses with tiled roofs and stone or brick lower levels. A prominent house in the foreground has a large window with a stone base. A sidewalk runs along the left side of the houses, with trees and bushes in between. Power lines are visible overhead. The sky is blue with white clouds.

Section 2: Statutory and Planning Context

2.0 Statutory and Planning Context

2.1 Statutory Context

In NSW, items of heritage significance and archaeological remains (referred to as 'relics') are afforded statutory protection under the following legislation:

- the Heritage Act 1977 (NSW) (the Heritage Act);
- the National Parks and Wildlife Act 1974 (NSW) (the NPW Act); and
- the Environmental Planning and Assessment Act 1979 (NSW) (the EPA Act).

2.1.1 Heritage Act 1977

The Heritage Act establishes the NSW Heritage Council. The Council's function is to make recommendations to the relevant Minister, investigate and research heritage matters, maintain a list of heritage items, educate the community about heritage, and arrange seminars and conferences about heritage.

The Heritage Act also protects archaeological relics, defined as any deposit, object or material evidence that is of state or local significance, in sections 138 through 146. Section 139 (1) of the Heritage Act states:

A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It contains a list of identified items determined to be of significance to the people of NSW. The register includes items such as buildings, works, archaeological relics, movable objects or precincts.

2.1.2 National Parks and Wildlife Act 1974

Currently, all Aboriginal sites are recorded on the Aboriginal Heritage Information Management System, maintained by the Office of Environment and Heritage (OEH). At the time of writing the future of OEH is being determined by the state government and the name and functions of the office may be changed in the near future. The provisions of the NPW Act protect all Aboriginal objects, sites and declared Aboriginal Places. Aboriginal objects and places are defined as:

Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

2.1.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for the protection of local heritage items and conservation areas through listings on LEPs, which guide local councils in making planning decisions.

2.1.4 Eastern City District Plan

Botany is included in the Greater Sydney Commission's Eastern City District Plan, which sets out planning priorities for each district and identifies Botany as a Local Centre under *Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage*. This priority has objectives aimed at bringing people together and identifying, conserving and enhancing heritage. Bayside Council is required under Action 20 of the Eastern City District Plan to identify, conserve and enhance environmental heritage by:

- *Engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place;*
- *Applying adaptive re-use and interpreting heritage to foster distinctive local places; and*
- *Managing and monitoring the cumulative impact of development on the heritage values and character of the place.*

2.1.5 Botany Local Environmental Plan 2013 and Botany Development Control Plan 2013

Bayside's heritage is currently managed through the separate Rockdale and Botany LEPs and DCPs.

The Botany LEP 2013 provides the local development and planning framework for the former Botany LGA while the Rockdale LEP 2011 provides the local development and planning framework for the former Rockdale LGA. Part 5 Clause 10 provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items.

The objectives of Clause 5.10—Heritage Conservation of the Botany LEP and Rockdale LEP are as follows:

- a) *to conserve the environmental heritage,*
- 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 Botany LEP 2013 and Rockdale LEP 2011 contain a list of environmental heritage items referred to as Schedule 5.

The Botany and Rockdale development control plans aim to facilitate development that give effect to the Botany and Rockdale LEPs, including the objectives for land zone uses. They provide for the matters set out in s74C of the EPA Act (preparation of development control plans).

Neither the Botany Bay Development Control Plan 2013 nor the Rockdale Development Control Plan 2011 contain any general controls for HCAs. The Rockdale LEP contains no HCAs, and therefore had no HCA controls in the DCP. The former Botany Bay Council DCP also contains no general HCA DCP controls, instead containing specific controls for the Botany Town Centre HCA and the Daceyville HCA.

2.2 Heritage Conservation Areas

2.2.1 What is a Heritage Conservation Area?

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

Heritage conservation areas are afforded the same statutory protections within LEPs as individual heritage buildings. More than a collection of significant items, they are places in which the historic origins and relationships between the various elements create a sense of place that is worth keeping. A heritage conservation area is identified by analysing its historic development and significance, its physical expression and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building typologies or the common age of its building stock.

2.2.2 Classification of Buildings within Heritage Conservation Areas

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

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

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

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



Section 3: Potential Heritage Conservation Areas

3.0 Potential Heritage Conservation Areas

3.1 Introduction

The assessment of each potential HCA involved the review of previous heritage studies, historical information and existing listings throughout the Bayside LGA, followed by fieldwork to inspect the built form, landscape, public domain and streetscapes of each area.

A long list of 13 potential HCAs was provided by Bayside Council in June 2019. These areas were inspected by GML consultants in June and July 2019. A brief significance assessment of each area was undertaken, as well as a preliminary analysis of the characteristic built form of the area and its cohesion.

Following this process, seven areas were identified for further assessment as potential HCAs, and six areas were considered not to warrant further assessment as they did not display sufficient cohesion of built form character for an HCA, or were more appropriately managed through group heritage listing.

The following areas have been assessed for potential listing as HCAs within the Bayside LEP:

1. Oceanview Estate, Bexley.
2. Lansdowne and Hamilton Streets, Bardwell Valley.
3. Brighton Parade, Brighton Le Sands.
4. Farr and Gibbes Streets, Banksia.
5. Moorefield Estate, Kogarah.
6. Aloha and Forster Streets, Mascot.

This section of this report provides the following overview information for each of the potential HCAs:

- location and description of the prevailing built character;
- a brief historical overview of the area;
- draft Statement of Significance;
- draft Character Statement;
- classification of buildings within the HCA (as contributory, neutral or uncharacteristic) according to their contribution to the significance of the HCA; and
- recommendations as to the future management of each HCA.

3.2 Oceanview Estate HCA, Bexley

3.2.1 Location

The former Oceanview Estate is located in the suburb of Bexley, in the former LGA of Rockdale. It includes a number of streets centred around Seaforth Park, a large square reserve of public open space. The location of Oceanview Estate HCA is shown on Figure 3.1 and Figure 3.2.



Figure 3.1 Location of the Oceanview Estate, Bexley. (Source: Google Maps with GML overlay)

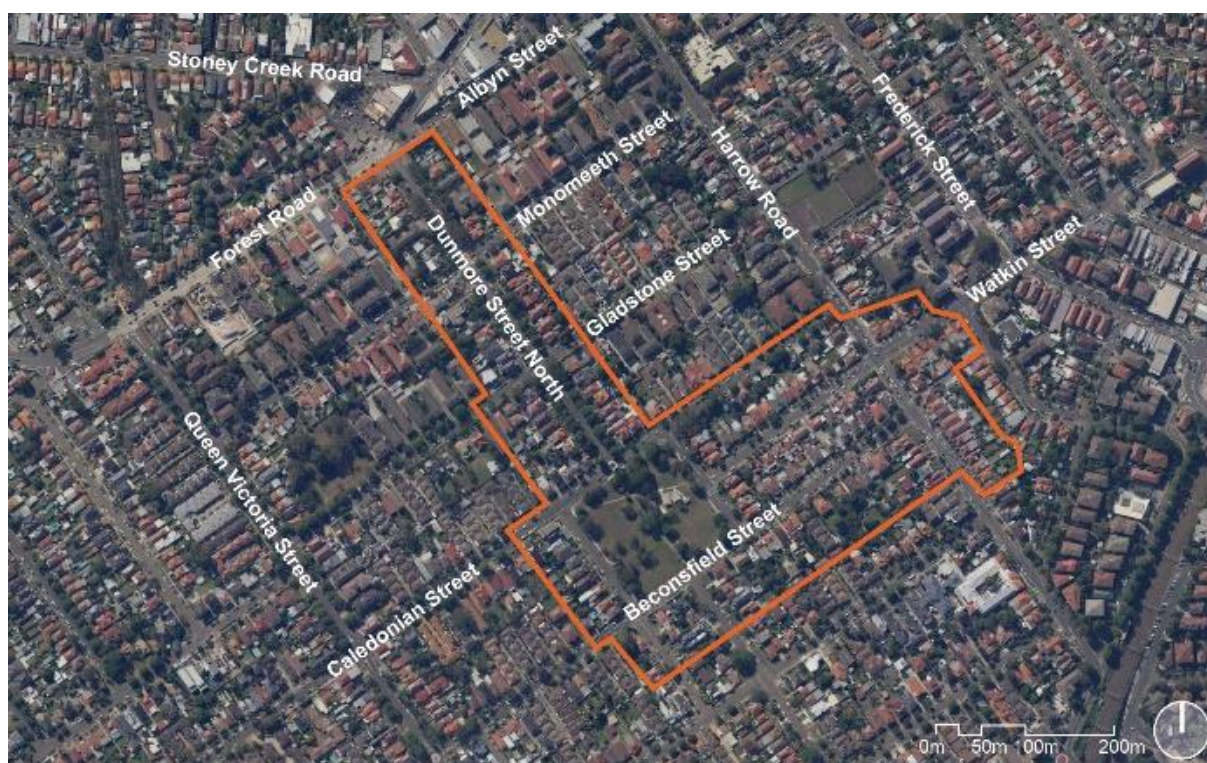


Figure 3.2 Location of the Oceanview Estate, Bexley. (Source: Six Maps with GML overlay)

3.2.2 Historical Background

The suburb of Bexley derives its name from the estate of the Lord family, who were granted 2,000 acres extending across Wolli Creek, Kingsgrove and Canterbury. They erected Bexley House and held the land until around the 1850s. The land on which the Oceanview Estate stands was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established after a prolonged campaign of lobbying by interest groups and speculative developers who sought to leverage the accessibility and benefit the railway line would bring to the area.

Located on the ridge overlooking the new rail line and boasting views towards the ocean, the Oceanview Estate was laid out with Garden Suburb concepts in mind. It was planned to appeal to wealthy and discerning buyers, with larger sized dwellings surrounded by tastefully laid out grounds. It differentiated itself from the nearby Rockdale Township Estate and the Rockdale Estate in the size and arrangement of properties and lots and ready access to Seaforth Park (marked on the early plans as simply 'Recreation Reserve'). The area was developed in stages beginning in the late nineteenth century, and contains surviving examples of Victorian villas built in the 1890s through to later Federation and interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria.

Allotments in the subdivided Oceanview Estate were offered for sale in 1883.¹



Figure 3.3 1943 aerial showing the proposed HCA boundary. (Source: Six Maps with GML overlay)

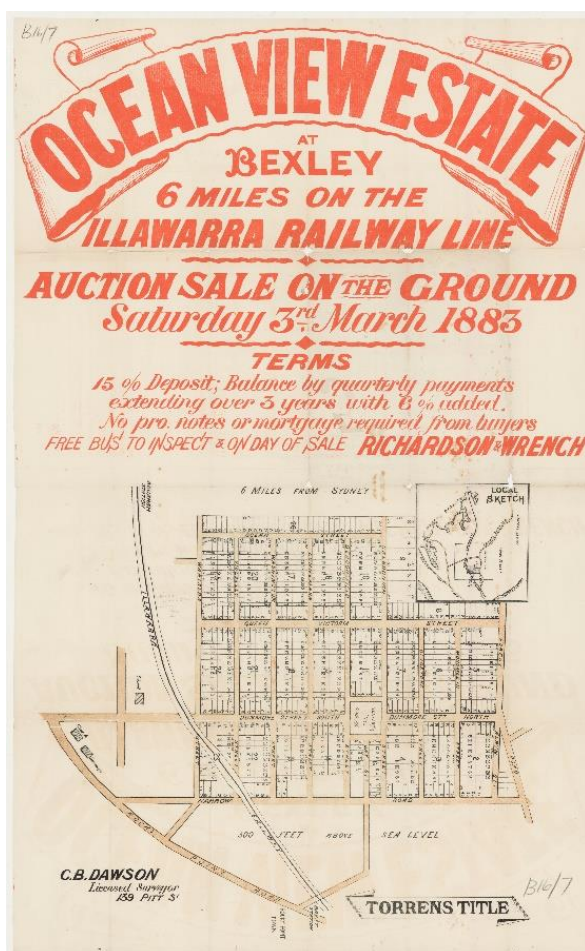


Figure 3.4 Ocean View Estate subdivision map, c1883. (Source: State Library of New South Wales)

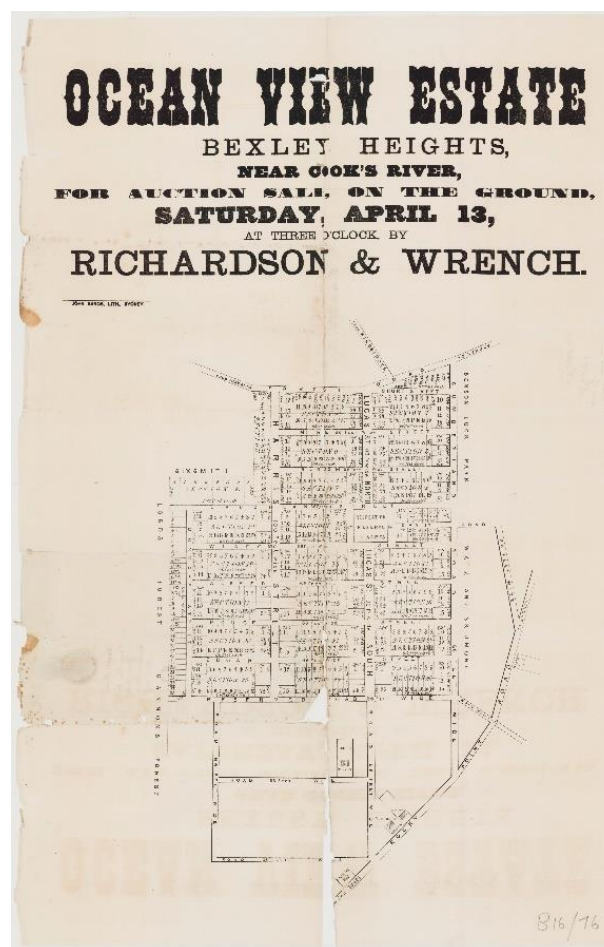


Figure 3.5 Ocean View Estate subdivision map, c1883. (Source: State Library of New South Wales)

3.2.3 Description

The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street, Beaconsfield Street and Dunmore Street South. The streets are laid out in a grid pattern around the central park. Seaforth Park is a large square park that is mainly grassed and retains original plantings of Moreton Bay figs, Monterey pines and Canary Island palms, with later plantings. Housing around the park is generally from the Federation period, orientated to take advantage of views over the parkland and views to the ocean.

The character of the potential Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing. The area features wide streets with grass verges and mature street trees, some of which are heritage listed.

Dunmore Street north features the finest quality of housing and is largely intact. Some areas have uncharacteristic development which has eroded the integrity of parts of the potential HCA, particularly Seaforth and Watkin Streets.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.6 High-quality bungalow style residence on Dunmore Street North.



Figure 3.7 40 Dunmore Street North (a local heritage item).



Figure 3.8 Mature street trees along Dunmore Street North.



Figure 3.9 13 Dunmore Street North.



Figure 3.10 Characteristic buildings on Park Avenue.



Figure 3.11 Seaforth Park.



Figure 3.12 Contributory building at 36 Watkin Street.



Figure 3.13 An example of uncharacteristic development in the study area.



Figure 3.14 Dunmore Street North, looking south towards Seaforth Park.



Figure 3.15 A local heritage item at 77 Harrow Road.



Figure 3.16 Contributory building on Beaconsfield Street.

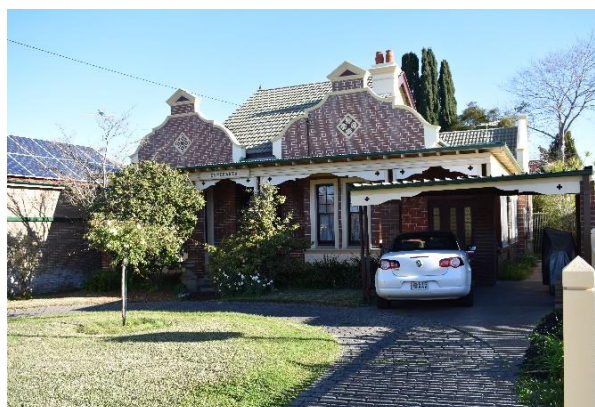


Figure 3.17 A local heritage item at 83 Harrow Road.



Figure 3.18 Mature street trees on Beaconsfield Street.



Figure 3.19 Contributory building on Dunmore Street North.



Figure 3.20 An uncharacteristic building on Dunmore Street North.



Figure 3.21 Fairmont, 20 Dunmore Street, built c1891, is listed as a heritage item.



Figure 3.22 Christ Church Anglican Church and Hall at the northern end of Dunmore Street (a local heritage item).

3.2.4 Draft Statement of Significance

The potential Oceanview Estate Heritage Conservation Area has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development. The area has aesthetic significance for its particularly fine examples of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties (both those individually listed and those classified as contributory) within the Oceanview Estate HCA have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness/integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The Oceanview Estate HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square of the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Ocean View subdivision. The tree planting commemorated the reign of Queen Victoria (although the trees present today are not the original trees).

3.2.5 Draft Character Statement

The character of the potential Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- the range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings;
- the grid layout of wide streets centred around Seaforth Park;
- the consistency of low front fences and gates at the front boundary of private properties;
- original chimneys and roof forms;
- the consistent single-storey scale;
- prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses;
- the dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods; and
- established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

3.2.6 Classification of Buildings



Figure 3.23 Classification of buildings within the Oceanview Estate HCA. (Source: GML and Bayside Council)

3.2.7 Recommendations

- The Oceanview Estate HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Oceanview Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.3 Lansdowne and Hamilton Street HCA, Bardwell Valley

3.3.1 Location

The study area includes Lansdowne and Hamilton Streets, located in the suburb of Bardwell Valley, between Wollongong Road and Silver Jubilee Park. The location of the study area is shown on Figures 3.24 and 3.25.

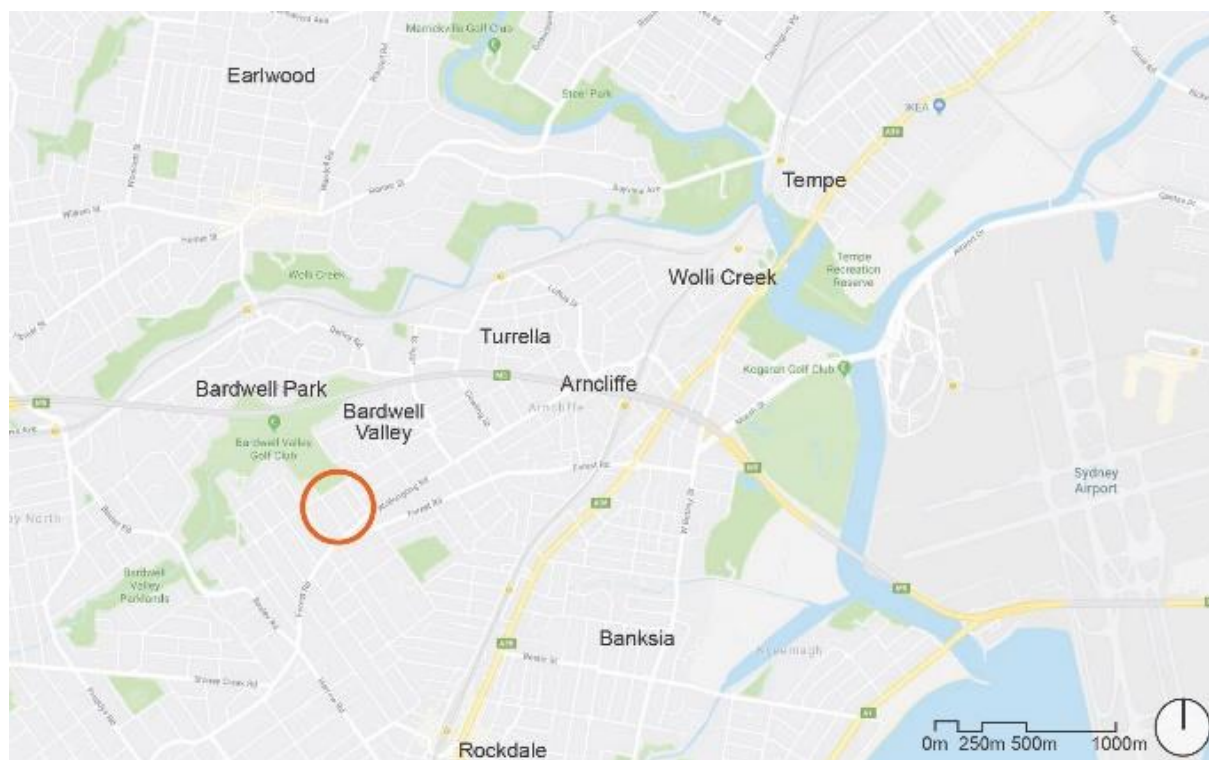


Figure 3.24 Location of Lansdowne and Hamilton Streets, Bardwell Valley. (Source: Google Maps with GML overlay)

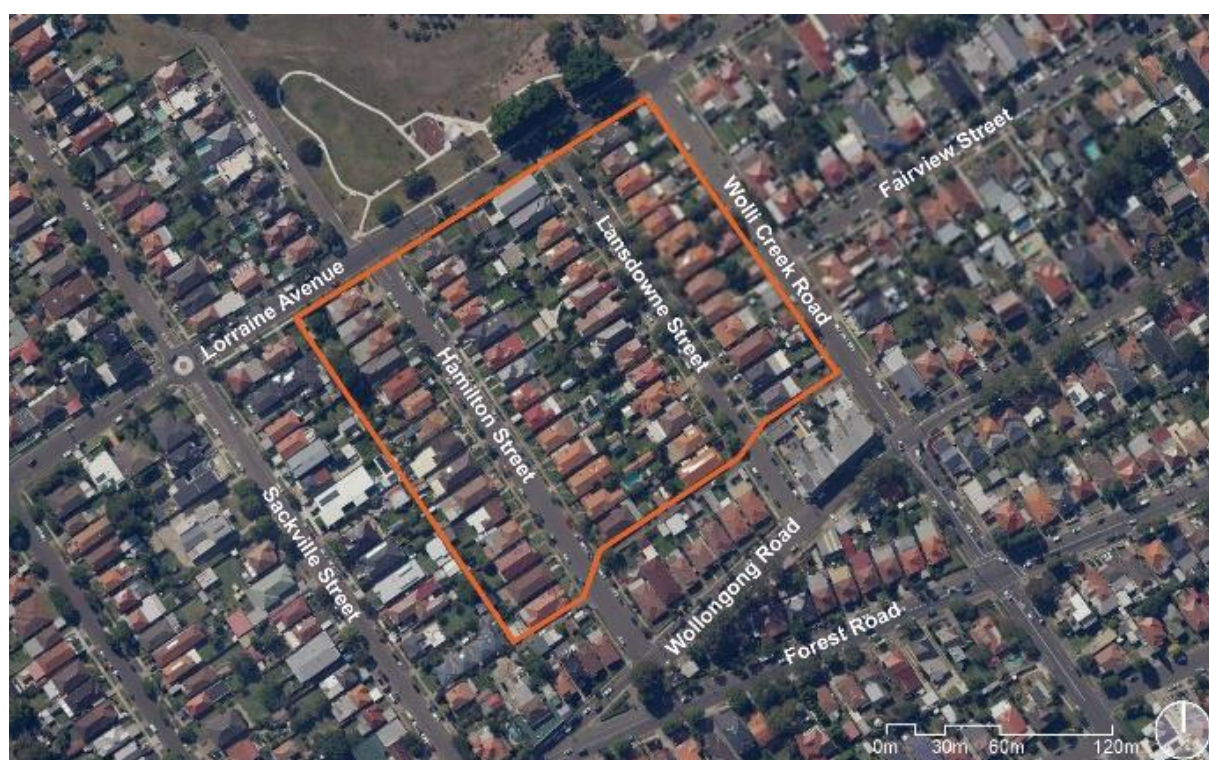


Figure 3.25 Location of Lansdowne and Hamilton Streets, Bardwell Valley. (Source: Six Maps with GML overlay)

3.3.2 Historical Background

Bardwell Valley was originally the name used to describe the land beside Bardwell Creek in the suburb of Bardwell Park. The suburb was formed in 1896 from parts of Arncliffe that bordered the valley and creek. Bardwell Park was named after free settler Thomas Hill Bardwell, who owned land in this area. Thomas Hill Bardwell was a wealthy pastoralist from southern New South Wales who bought the land in December 1853.

After much development had taken place in the Arncliffe and Bardwell Park areas during the early 1900s, Bardwell Valley was the last remaining area with any significant cover of natural vegetation. The Bardwell Valley land comprising Lansdowne and Hamilton Streets was purchased in 1918 by builder William Lansdowne.

In 1918 Hamilton and Lansdowne Streets were created as the Lansdowne Estate. The first houses in the estate were built in 1921 in Lansdowne Street. The first houses in Hamilton Street were not built until 1923. By 1925 all the original houses within the study area had been constructed.



Figure 3.26 1943 aerial of the proposed HCA. (Source: Six Maps with GML overlay)

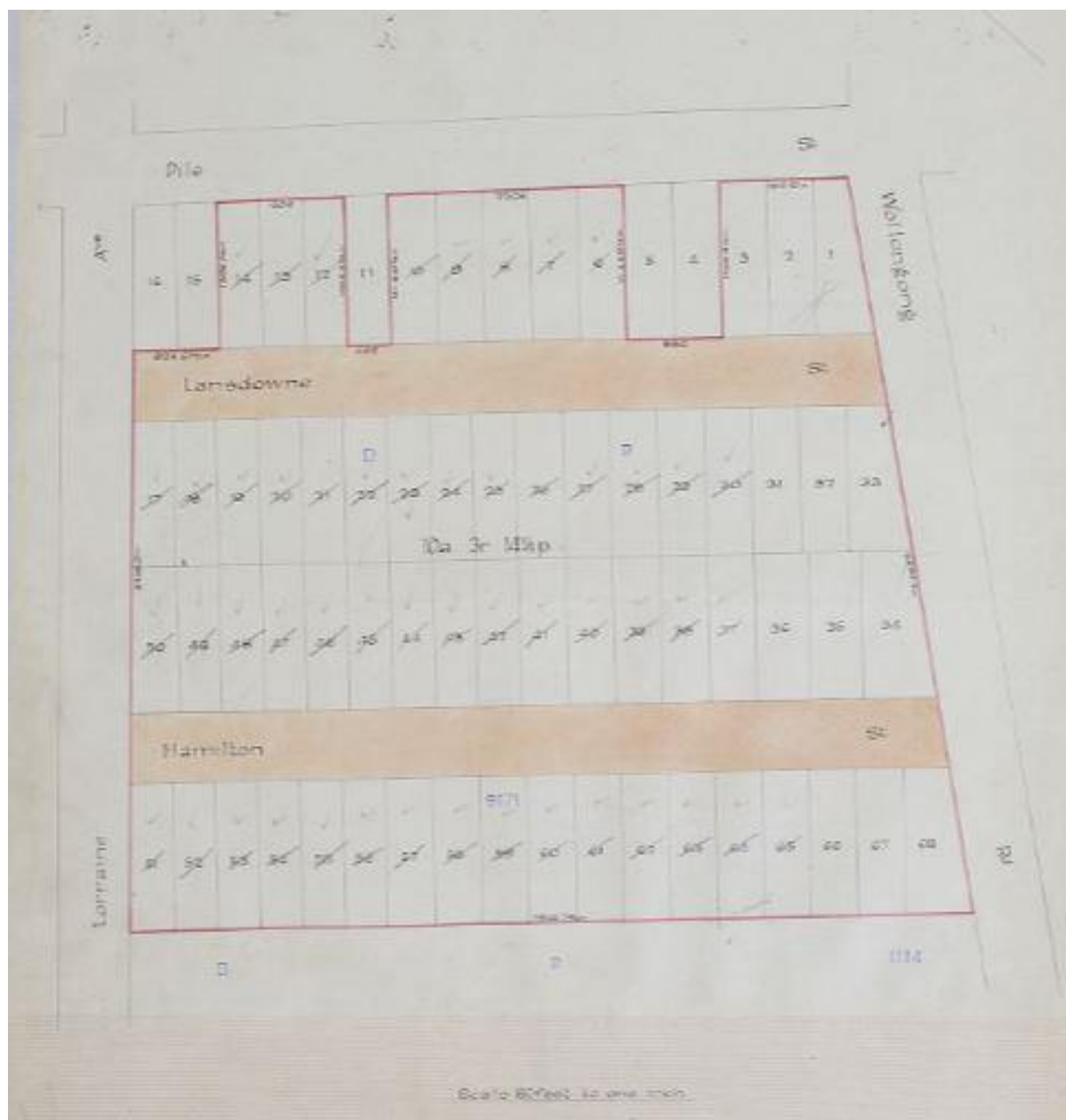


Figure 3.27 Subdivision plan showing the study area, c1920s. (Source: NSW Land Registry Services, Historical Land Records Viewer c1920)

3.3.3 Description

Lansdowne and Hamilton Streets are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south. The land slopes down from the south towards Bardwell Valley. Houses in Lansdowne and Hamilton Streets are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandahs, terracotta pitched roofs and face brick walls. The houses are set within established formal gardens, and generally have low picket or brick fences.

The streets are wide with grassed verges and some street trees. Carparking is generally at the side of original houses in open hardstands and carports. Some more recent, generally over-scaled development has intruded into the consistency of the scale and character of some parts of the study area.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.28 Intact streetscape along Hamilton Street.



Figure 3.29 Contributory dwelling on Hamilton Street.



Figure 3.30 Contributory dwelling at 20 Hamilton Street.



Figure 3.31 Looking north along Hamilton Street towards Silver Jubilee Park.



Figure 3.32 Contributory dwelling.

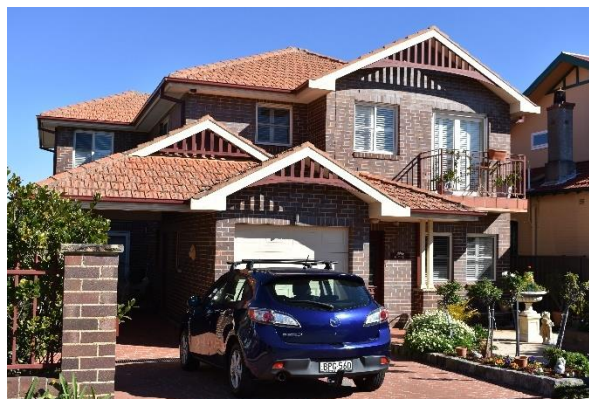


Figure 3.33 Over-scaled and uncharacteristic development.

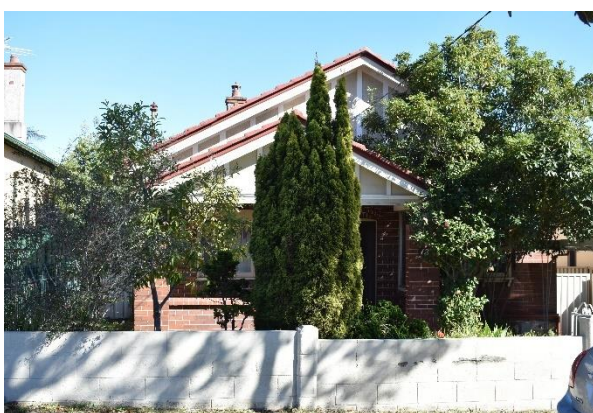


Figure 3.34 Contributory dwelling on Lansdowne Street.



Figure 3.35 Uncharacteristic dwelling at 28 Lansdowne Street.



Figure 3.36 Uncharacteristic dwelling on Hamilton Street.



Figure 3.37 Contributory dwelling.



Figure 3.38 Contributory dwellings in the study area. The consistent roof lines of several dwellings can be seen here.



Figure 3.39 Contributory dwelling on Lansdowne Street.



Figure 3.40 Contributory dwelling on Hamilton Street.



Figure 3.41 Neutral dwelling on Hamilton Street.

3.3.4 Draft Statement of Significance

The Lansdowne and Hamilton Streets HCA is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision.

The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.

3.3.5 Draft Character Statement

The character of the potential Lansdowne and Hamilton Streets HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses. Mostly completed between 1920 and 1925, many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through

the retention of contributory buildings, the existing subdivision pattern, and large street trees. Characteristic elements to be preserved include:

- the high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items;
- the grid layout and wide streets;
- the consistency of low front fences at the front boundary of private properties;
- original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north;
- the prevalent single-storey scale;
- the dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods, and timber shingle cladding; and
- established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

3.3.6 Classification of Buildings

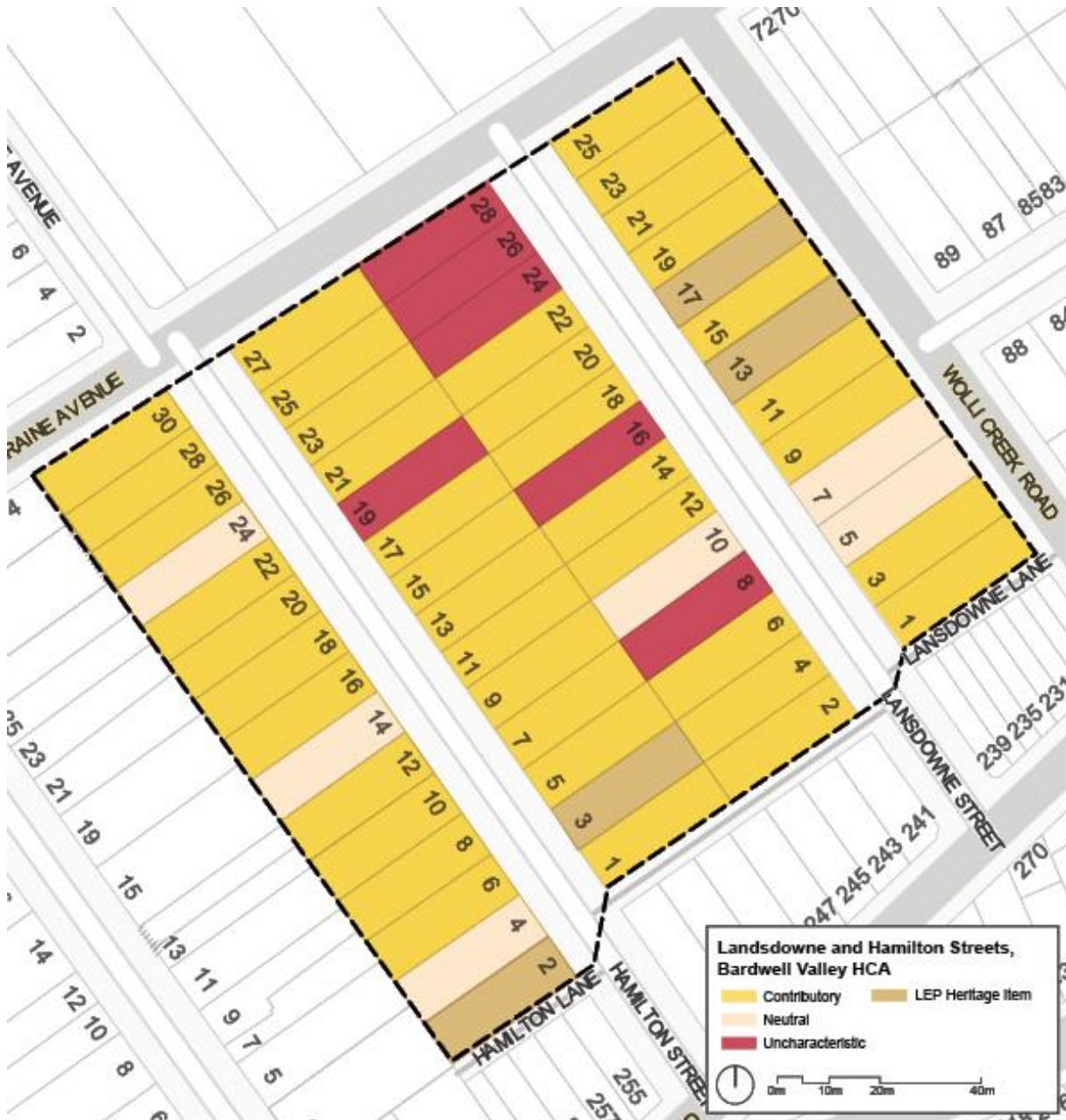


Figure 3.42 Classification of buildings within the Lansdowne and Hamilton Streets HCA. (Source: GML Heritage and Bayside Council)

3.3.7 Recommendations

- The Lansdowne and Hamilton Streets HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Lansdowne and Hamilton Streets HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.4 Brighton Parade HCA, Brighton Le Sands

3.4.1 Location

Brighton Parade is located in the suburb of Brighton Le Sands and runs west to east, linking Francis Avenue with Sellwood Street. The location of the study area is shown in Figures 3.43 and 3.44 below.

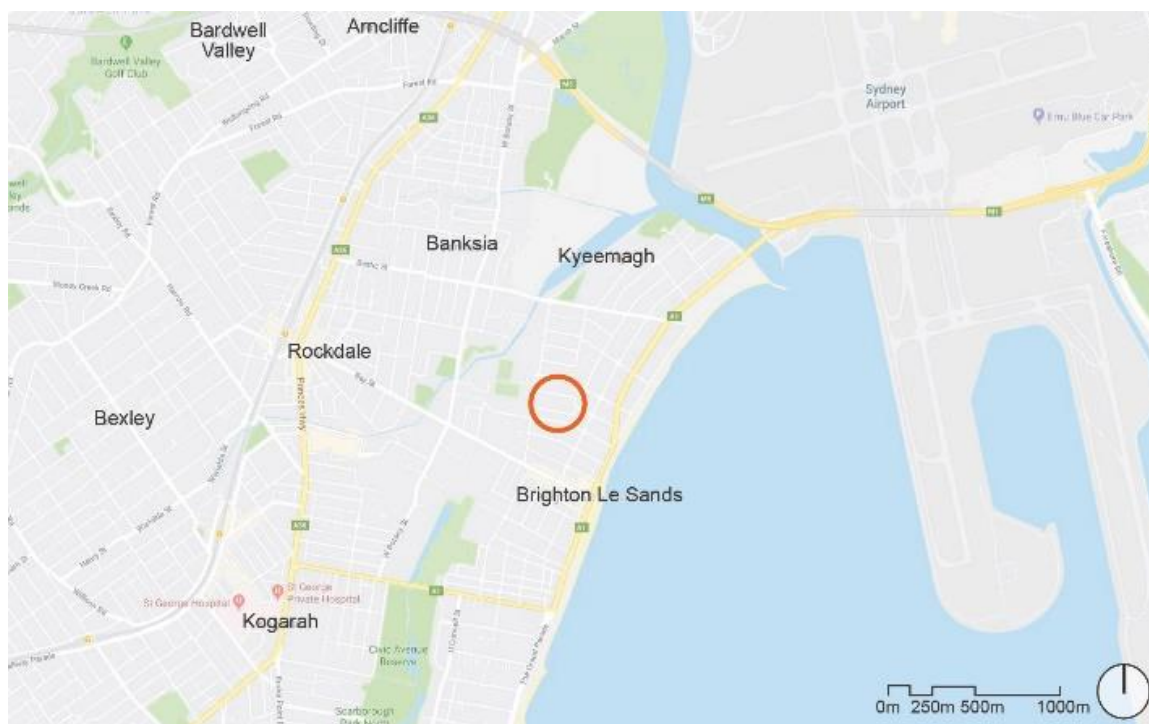


Figure 3.43 Location of Brighton Parade. (Source: Google Maps with GML overlay)

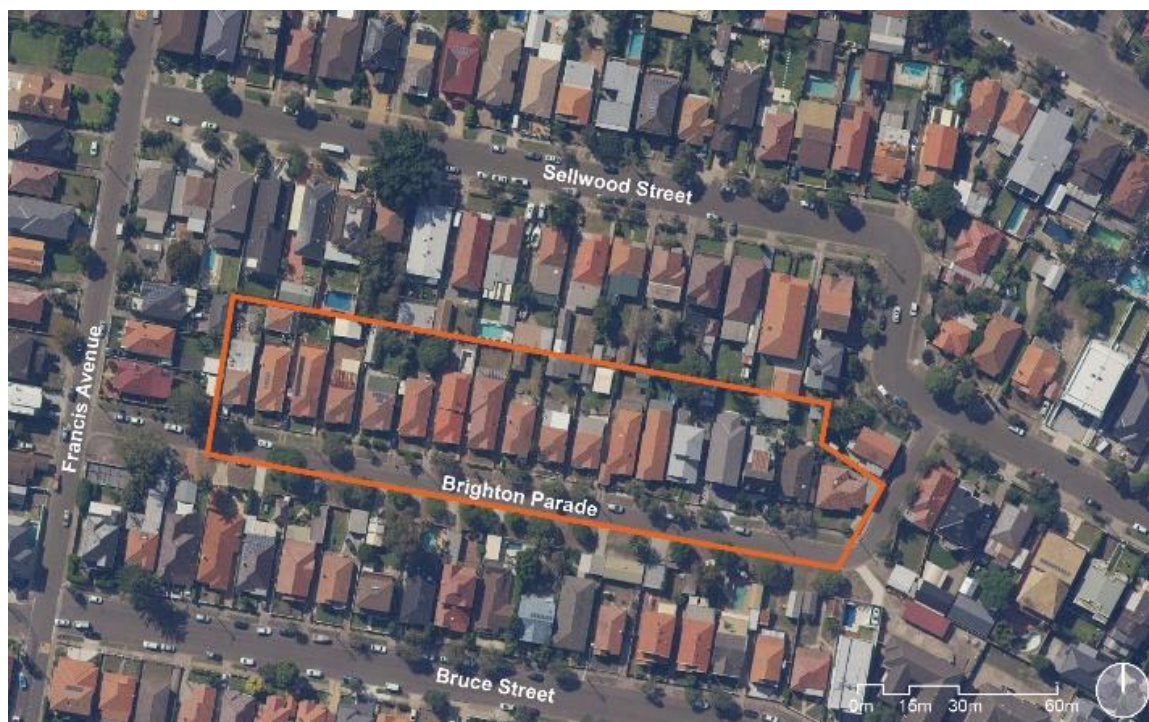


Figure 3.44 Location of Brighton Parade. (Source: Six Maps with GML overlay)

3.4.2 Historical Background

The properties on the northern side of Brighton Parade form part of the land auctioned to William Nicholls in 1853. Brighton Parade was subdivided as part of the Fairlight Estate in 1886. The area was called 'New Brighton' as it was near Lady Robinson's Beach and Saywell's Baths. The houses in Brighton Parade were mainly constructed from 1925 to 1928. Many of the lots were owned by Norman and Florence Sheppard of Kimpton Street, Rockdale, who built the houses speculatively before selling them.²



Figure 3.45 1943 aerial of the study area. (Source: Six Maps with GML overlay)



Figure 3.46 1886 subdivision map of the Fairlight Estate. (Source: State Library of NSW)

3.4.3 Description

The properties on the north side of Brighton Parade are predominantly single-storey Inter-War bungalows constructed in the late 1920s. Houses are of predominantly brick construction and timber detailing with pitched tiled roofs, set within modest front gardens. The northern side of Brighton Parade retains original brick kerbs along its length. The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street.

Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added and No. 5 has been replaced completely.

Nos 3, 5, 9, 11, 22 and 33 Brighton Parade are currently listed as a group listing within the Rockdale LEP (Item 166). However, No. 5 was demolished c2014 and has been replaced by a modern brick dwelling.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.47 Contributory dwelling on Brighton Parade.



Figure 3.48 Contributory dwelling on Brighton Parade.



Figure 3.49 Original brick kerbs in Brighton Parade.



Figure 3.50 Brighton Parade, looking west.



Figure 3.51 Contributory dwelling on Brighton Parade.



Figure 3.52 Contributory dwelling on Brighton Parade.



Figure 3.53 Rear of houses on Bruce Road.



Figure 3.54 Contributory dwelling on Brighton Parade.



Figure 3.55 New dwelling at 7 Brighton Parade.



Figure 3.56 5 Brighton Parade, currently part of the group heritage listing.



Figure 3.57 Contributory dwelling on Brighton Parade.



Figure 3.58 Contributory dwelling on Brighton Parade.

3.4.4 Draft Statement of Significance

The Brighton Parade HCA is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War bungalow-style houses and cottages in a suburban setting with mature street plantings, as well as rare streetscape detailing such as brick kerbing. The high proportion of original building stock, together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Rockdale.

3.4.5 Draft Character Statement

The character of the potential Brighton Parade HCA is primarily made up of high-quality modest bungalow and cottage style houses. Many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of heritage listed and contributory buildings, the existing subdivision pattern, brick kerbing and large street trees. Characteristic elements to be preserved include:

- the high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items;
- historical streetscape elements from the early period of development in the area, such as brick kerbing;
- the consistency of low front fences at the front boundary of private properties;
- original chimneys, roof forms, and tiled roof cladding;
- the prevalent single-storey scale; and
- the dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandahs, timber framed windows, and timber picket and masonry front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, infilled verandahs, rendering of face brickwork, unsympathetic fencing and the addition of garages and carports forward of the front building line.

3.4.6 Classification of Buildings

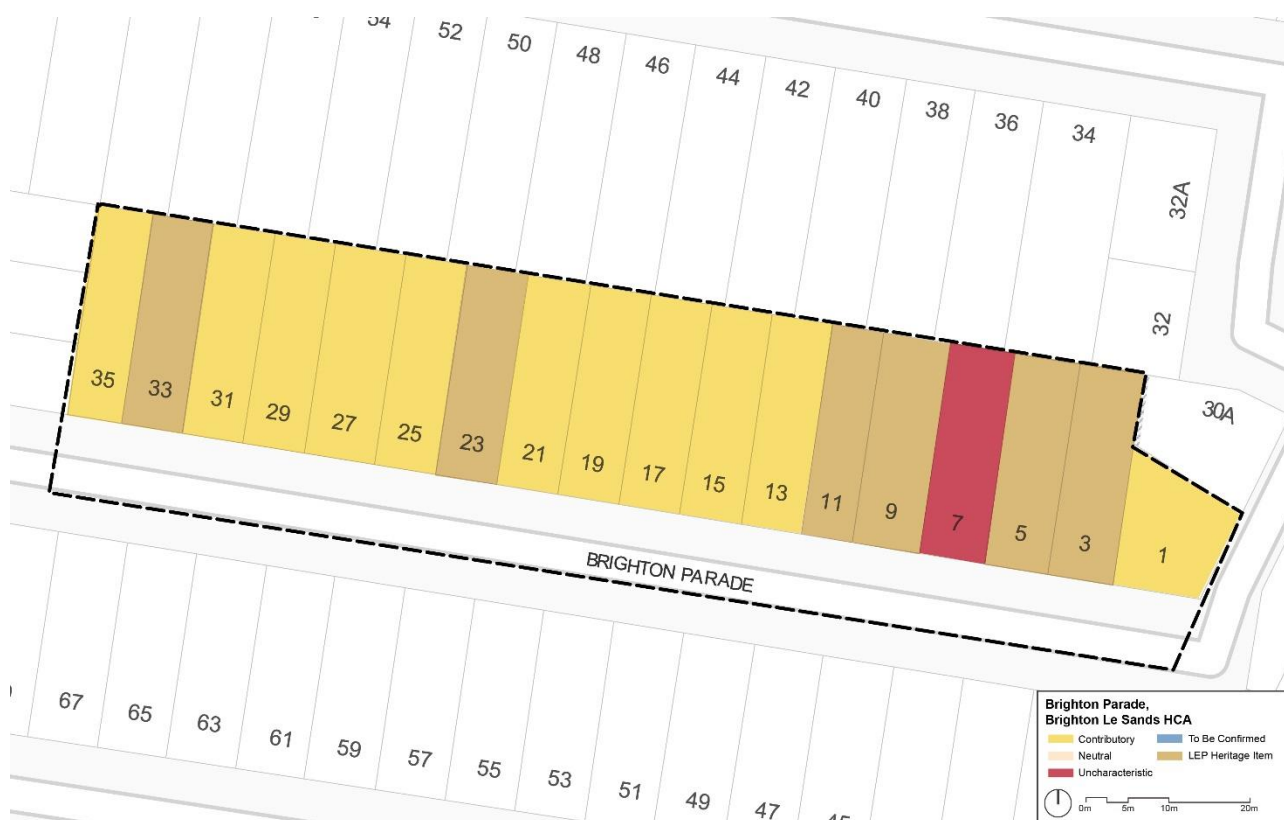


Figure 3.59 Classification of buildings within the potential Brighton Parade HCA. (Source: GML Heritage and Bayside Council)

3.4.7 Recommendations

- The Brighton Parade HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Brighton Parade HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.
- The current group heritage listing for 3, 5, 9, 11, 23 and 33 Brighton Parade should be reviewed and updated. These properties may be more appropriately identified as contributory items rather than heritage items.

3.5 Farr and Gibbes Streets HCA, Banksia

3.5.1 Location

Farr and Gibbes Streets are located in the suburb of Banksia to the east of the Princes Highway between Bestic Street and Tabrett Street. The location of the study area is shown on **Figure 3.60** and **Figure 3.61**.

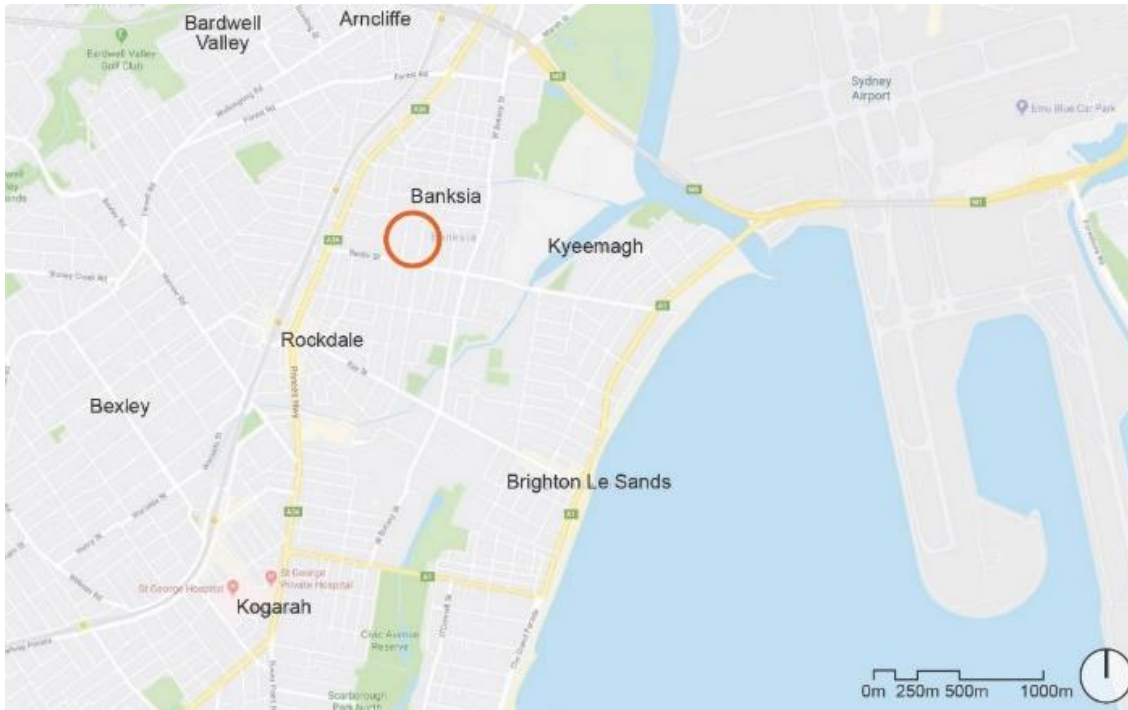


Figure 3.60 Location of Farr and Gibbes Streets. (Source: Google Maps with GML overlay)

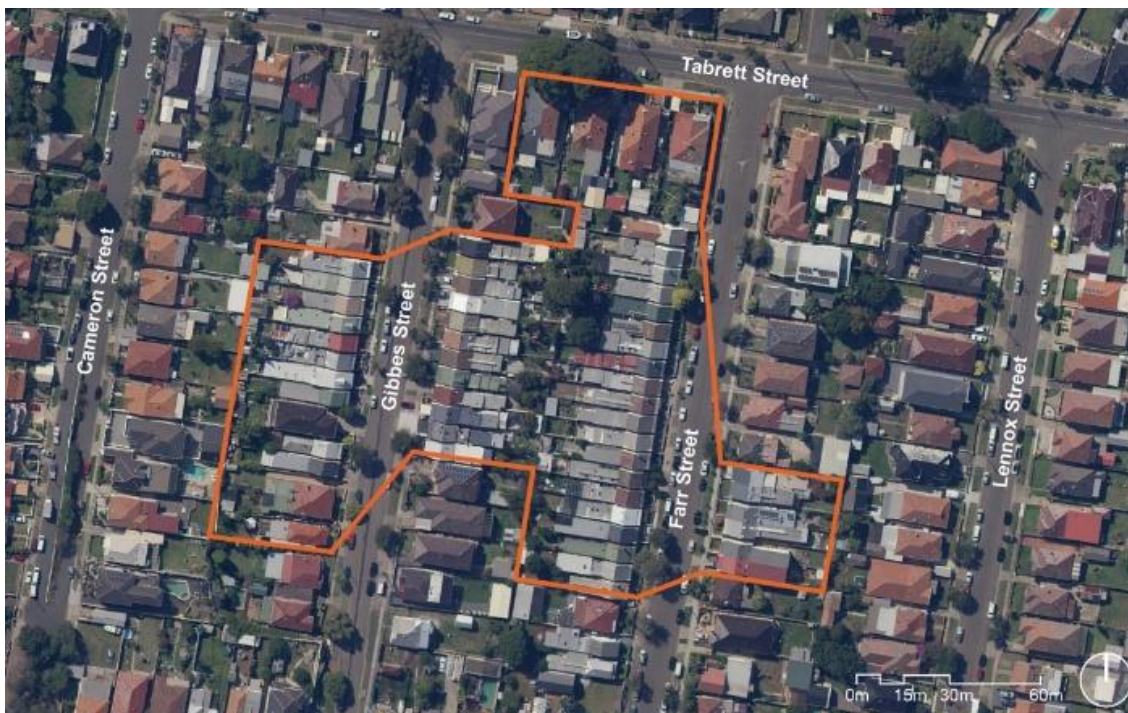


Figure 3.61 Location of Farr and Gibbes Streets. (Source: Six Maps with GML overlay)

3.5.2 Historical Background

The suburb of Banksia was initially part of the large parcel of land owned by Simeon Pearce (1821–1886) and his brother James Pearce in the 1850s. The area owned by the Pearce brothers extended from Rockdale to Brighton Le Sands. Until the late nineteenth century, Banksia and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias.³

The 1881 map of Sydney and surrounds compiled by surveyor Thomas Parrot shows the Rockdale area was largely undeveloped with only a scattering of houses on it. Most subdivisions or sales of land until the 1870s comprised sizeable acreages, suitable for farms, villas or other large area activities.⁴ Residential development began to accelerate in the 1880s with the arrival of the railway. The area developed more rapidly after the railway station opened on 21 October 1906.⁵ The construction of tramlines also affected the pattern of development. Both Saywell's private tramway along Bay Street and the Sans Souci tram were associated with subdivision of nearby land.⁶

The land in the study area was first auctioned to Thomas Grant the younger in 1853. A portion of Grant's land was later purchased by the Mercantile Building and Investment Co., a speculative building company. Immediately after purchasing the land, the Mercantile Building Land & Investment Co. subdivided the land and built terraces of 12 separate single-fronted cottages on both sides of Gibbes and Farr Streets. These houses, known as 'Jackson's Row', were built by c1885 and were occupied in early 1886.⁷

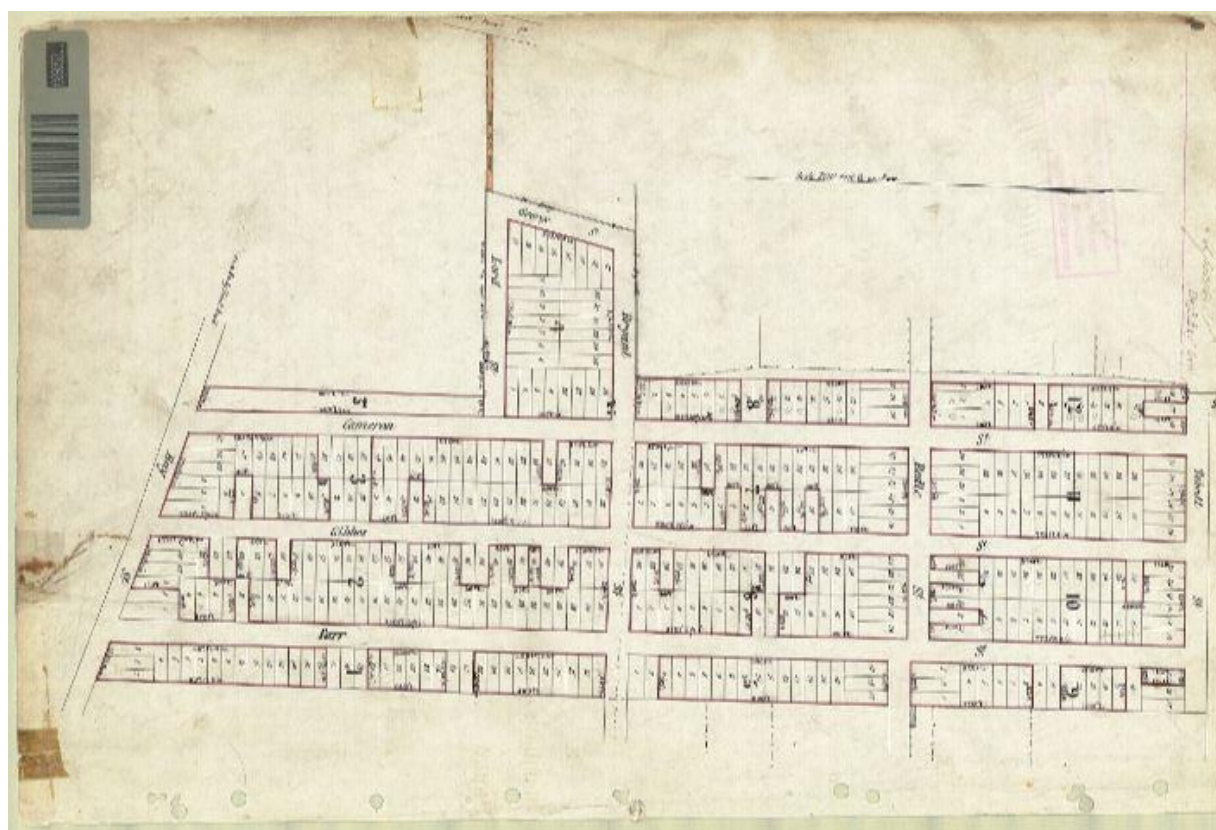


Figure 3.62 Farr and Gibbes Streets subdivision by the Mercantile Building and Investment Co., 1888. (Source: NSW Land Registry Services, Historical Land Records Viewer)



Figure 3.63 Farr and Gibbes Streets as seen in a 1943 aerial with the proposed boundaries marked. Jackson's Row can be clearly seen in the centre of the study area. (Source: Six Maps with GML overlay)

3.5.3 Description

The study area consists of wide streets laid out in a grid pattern and retains its original subdivision pattern. The streets are characterised by their intact and cohesive rows of Victorian workers cottages on both sides of Gibbes and Farr Streets. Both Farr and Gibbes Streets have some street planting consisting of native trees and banksias.

The terraces, which date from 1885 and are known as Jackson's Row, retain their consistent single-storey scale, hipped roofs, front verandahs and modest features. Some have undergone some modifications over time, including replacement of roofs, alterations of front façades, replacement of front fences/gardens and extensions to the rear.

Other properties originate from the second phases of development of the area, and include Federation detached and semi-detached cottages along Tabrett Street.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.

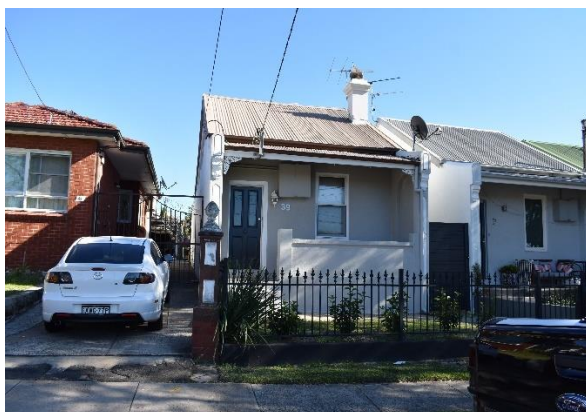


Figure 3.64 Jackson's Row cottages within the Farr and Gibbes Street area.



Figure 3.65 Jackson's Row cottages within the Farr and Gibbes Street area.



Figure 3.66 Single-storey house within the Farr and Gibbes Street area.



Figure 3.67 Later semi-detached dwellings on Tabrett Street.



Figure 3.68 Farr Street streetscape.



Figure 3.69 Intact workers cottage streetscapes.



Figure 3.70 Uncharacteristic development.



Figure 3.71 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.72 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.73 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.74 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.75 Jackson's Row Cottages within the Farr and Gibbes Street area.

3.5.4 Draft Statement of Significance

The Farr and Gibbes Streets Heritage Conservation Area is culturally significant at a local level as it contains the substantially intact rows of single-storey nineteenth-century workers housing known as Jackson's Row as well as several other intact early twentieth-century houses. It is historically significant for its association with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area. The area is representative of three phases in the residential development of Bayside LGA: late Victorian row houses, early twentieth-century bungalow dwellings and interwar-era brick houses.

The Farr and Gibbes Streets Heritage Conservation Area has aesthetic value as it contains two intact streetscapes displaying a uniformity of housing type, interspersed with some neutral and newer developments. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey freestanding row houses with consistent gable roof forms and setbacks to the street. The Farr and Gibbes Streets Heritage Conservation Area has rarity value as it contains intact rows of single storey nineteenth-century workers housing, a typology that is rare within the Bayside LGA.

3.5.5 Draft Character Statement

The character of the potential Farr and Gibbes Streets HCA is primarily made up of intact rows of houses from the late Victorian period of development in Banksia. The streetscapes retain many original single-storey narrow Victorian terrace houses with a consistency of scale and presentation, as well as some larger semi-detached Federation houses. This character should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving heritage items and contributory buildings, particularly the Jackson's Row cottages and intact rows of Victorian terraces;
- the consistency of low front fences at the front boundary of private properties;
- consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces;
- original chimneys and roof forms; and
- the dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandahs, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

3.5.6 Classification of Buildings

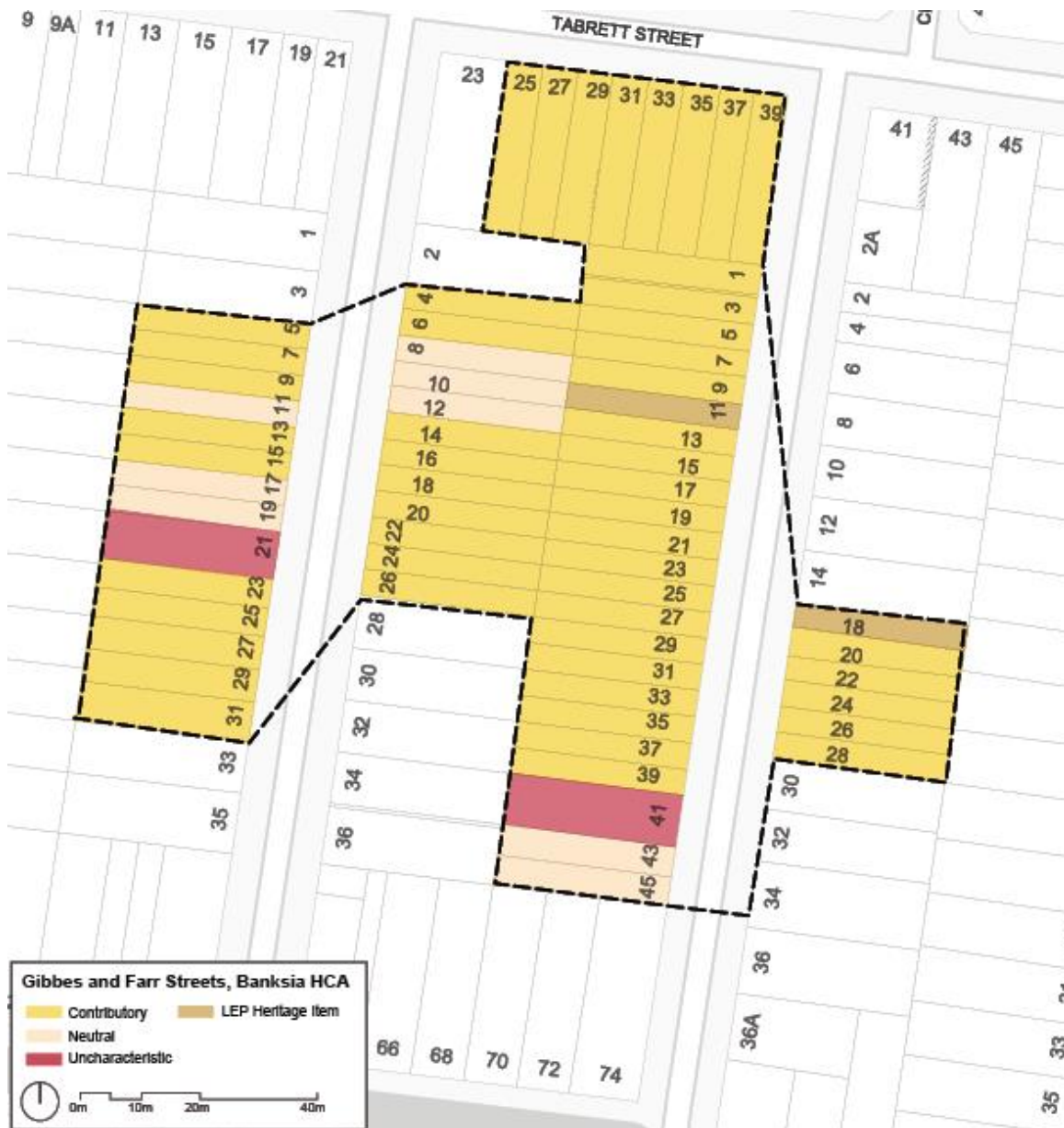


Figure 3.76 Classification of buildings within the Farr and Gibbs Street potential HCA. (Source: GML Heritage and Bayside Council)

3.5.7 Recommendations

- The Farr and Gibbs Streets Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Farr and Gibbs Street HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.6 Moorefield Estate HCA, Kogarah

3.6.1 Location

Moorefield Estate is located in the suburb of Kogarah, bounded by President Avenue, Marshall Street and Civic Avenue. Lachal, Annette and Fairway Avenues traverse the area. To the east is a remnant portion of the former Moorefield Racecourse which forms part of Scarborough Park. The location of the study area is shown on Figures 3.77 and 3.78.

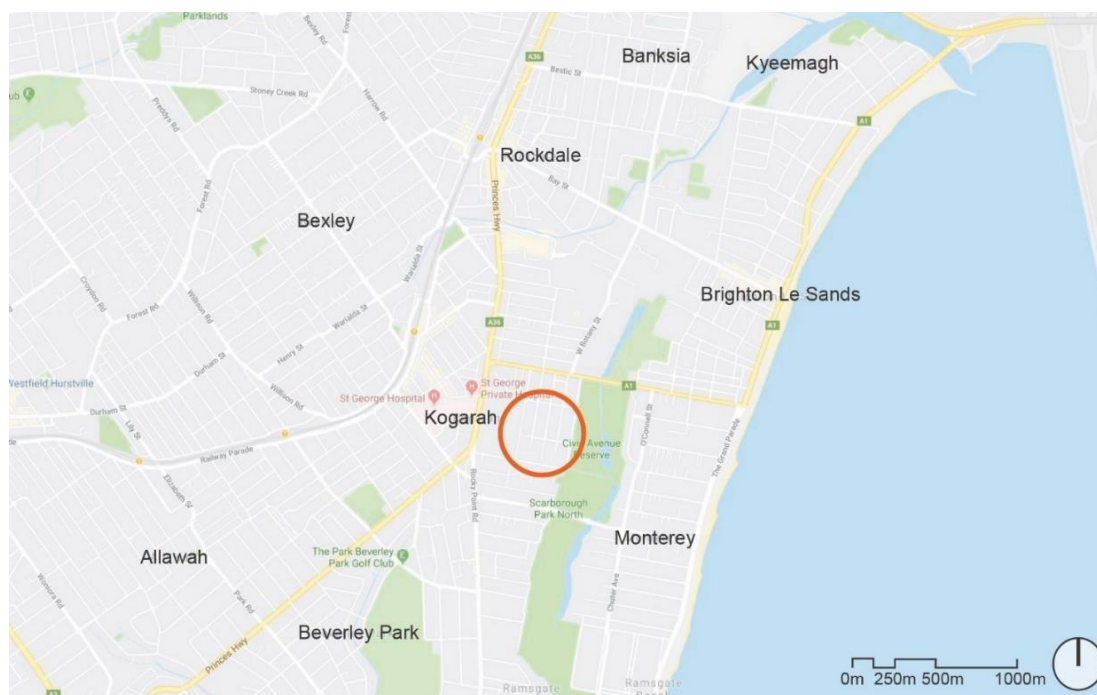


Figure 3.77 Location of the Moorefield Estate. (Source: Google Maps with GML overlay)

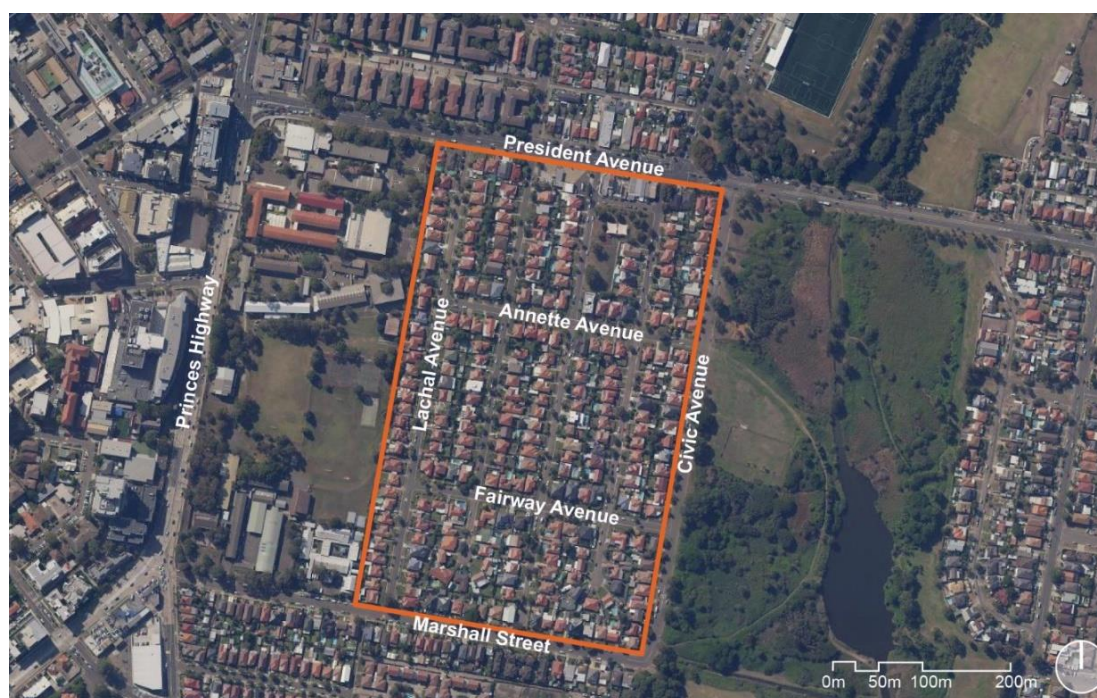


Figure 3.78 Location of the Moorefield Estate. (Source: Six Maps with GML overlay)

3.6.2 Historical Background

Moorefield Estate was once part of Pat Moore's Swamp or Patmore Swamp. Patrick Moore was granted 60 acres (240,000m²) of land in 1812 by Lachlan Macquarie. Moore's land fell west of Botany Bay in an area that was occupied by freshwater and brackish swamps. Moore was a convict who possessed the skills of a blacksmith and wheelwright.⁸ He built a villa which became known as Moorefields.

The natural characteristics of sand hills and swamps slowed development in the area and the land remained largely undeveloped until the prospect of a railway along Rocky Point Road (which never eventuated) encouraged the further subdivision and sale of land including the North and South Scarborough Estates, Elismere and St Kilda on Rocky Point.⁹

The Moorefield Racecourse was opened in 1888 at the corner of President Avenue and Rocky Point Road (now Princes Highway), Kogarah. It was laid out and opened by Peter Joseph Moore, son of Patrick Moore and grand-nephew of Patrick Moore Senior, the original 1812 grantee of the area. The first race meeting was held on 13 October 1888.¹⁰ An article from the *Freeman's Journal Sydney* describes the racecourse nearing completion, with a grandstand of brick and wood capable of seating 500 people to be constructed, a seven foot fence around the site, large saddling paddock and a double row of roomy horse stalls to 'compare favourably with anything in the colony'.¹¹ At the time of Peter Moore's death in 1925, ownership of the racecourse had passed to a company known as the Moorefield Racing Club.¹⁴ In 1946 the racecourse was bought by Sydney Turf Club.¹⁵

The land surrounding the racecourse began to be subdivided as the 'Moorefields Estate' in the late nineteenth century, with lots advertised for sale on Moore Street south of the racecourse in 1888. By 1924, the Moorefields Estate had expanded and was described as 'the largest subdivision within the bounds of Greater Sydney', comprising of 360 acres of undulating land and 1400 allotments.¹⁶

By 1951, the racecourse was considered by Council to be 'a stumbling block to development in the area'.¹⁷ Land at Moorefield had been promised earlier to St George Technical College and extended educational facilities were desired by many. The rezoning of the racecourse land was debated for several years, but by 1953, Council had generally agreed that the western portion of the racecourse would be zoned as a living area. In 1954, the Valuer General was negotiating on behalf of the Education Department for the purchase of 28 acres of the Moorefield site for education purposes and the Chief Secretary had granted permission to the Sydney Turf Club to sell Moorefield Racecourse under certain conditions.

In 1955, real estate developer Leslie Joseph Hooker formed what became Hooker Rex Pty Ltd to pursue subdivisions at Batemans Bay, the Gold Coast, and the Moorefield Racecourse land. Hooker was well known for his prolific real estate activities, being responsible for many subdivisions throughout the Greater Sydney area, including Maroubra and several 'model estates' in the North Shore. He presided over 'one of the most breathtaking expansion programmes in Australia's corporate history'.¹⁸

Hooker Rex had several meetings with Council throughout 1955 to discuss the subdivision of the Living Area portion. The original plan for the subdivision included an 'off-centre shopping centre' and a hotel, which was deemed unsuitable. In 1956 Rockdale Council received an application from Hooker Rex and Australian Subdivisions Pty Ltd for 270 residential lots on the land, which was now called Moorefield Estate, including road widening, a recreation reserve and associated civil works, to facilitate the subdivision. Street names in Moorefield Estate reference the former Moorefield Racecourse and Golf Course.

Lots were sold off by LJ Hooker from 1957 to 1958 as 'excellent building land handy to the beach and baths, within easy walk of shops and school' (). Single storey brick and brick veneer, timber and fibro homes were built predominantly in a 1950s austerity cottage style. Some later houses have been constructed in the 1960s featuring flat and skillion roofs. In 1959 Hooker Rex (by this time known as LJ Hooker) contributed 500 pounds to Council to facilitate a tree planting scheme in the estate.

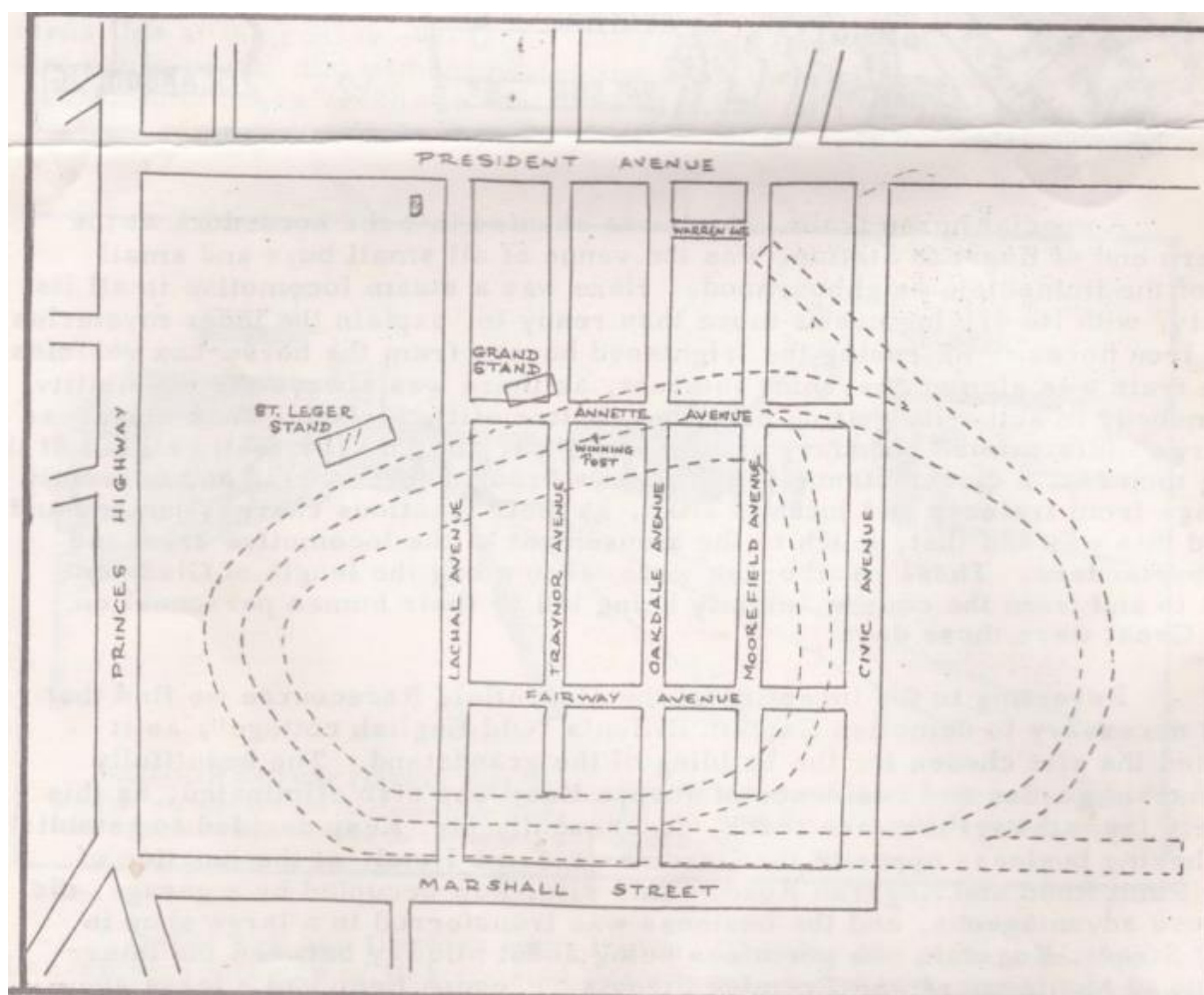


Figure 3.79 A hand-drawn map of the Moorefield Estate streets with the racecourse superimposed. (Source: Dr Joan Hatton, reproduced in *Moorefield Racecourse Kogarah* by Anne Field)

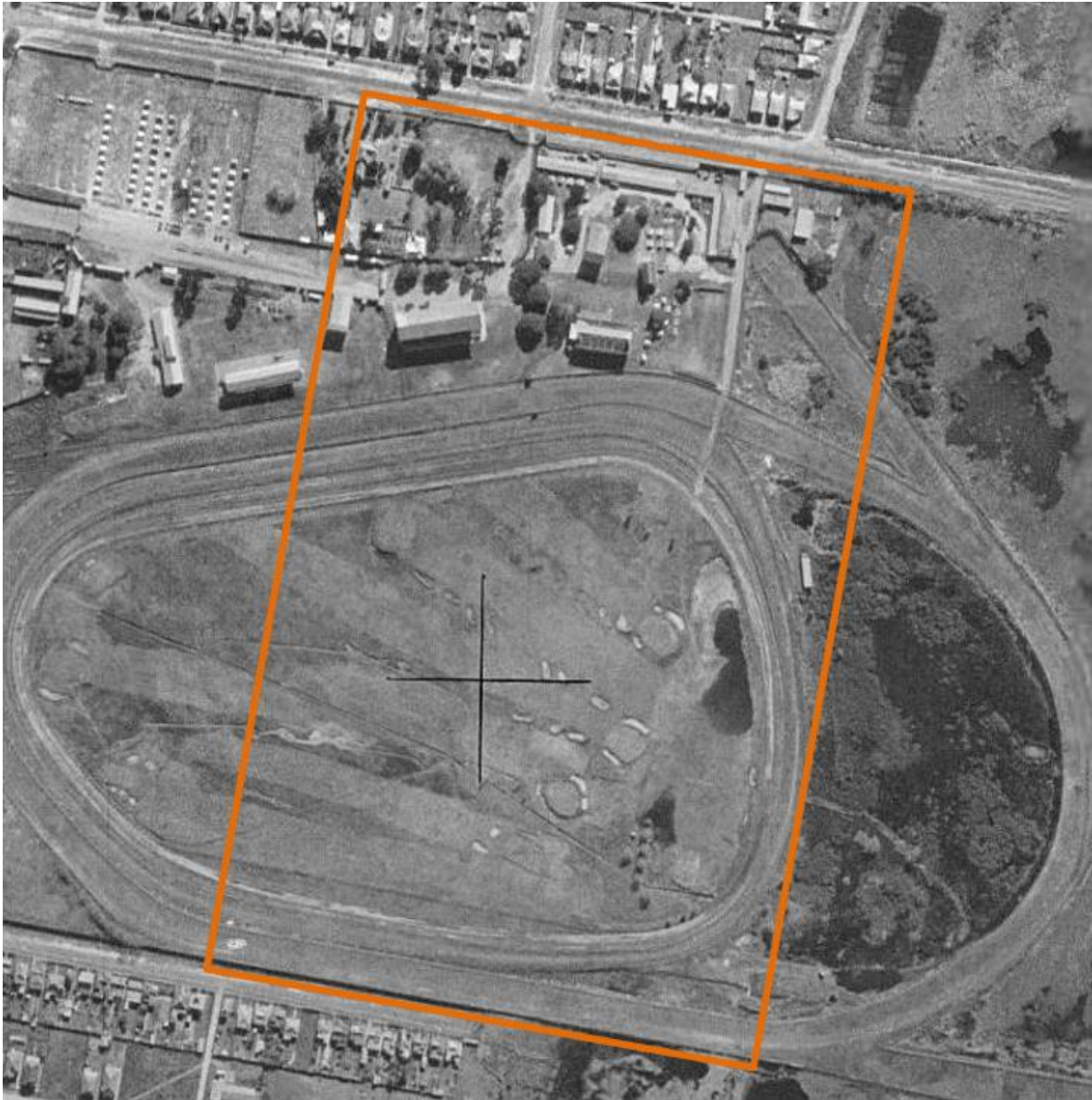
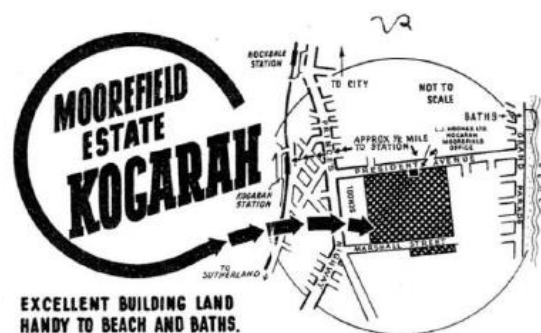
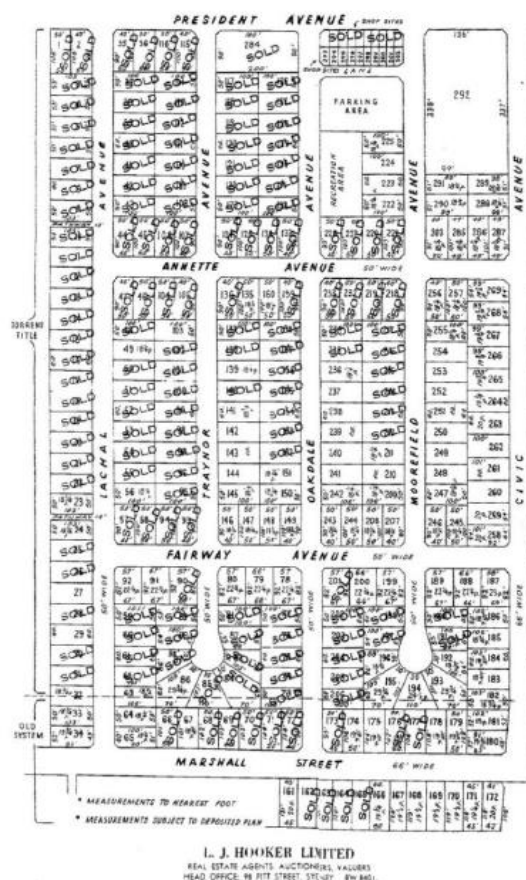


Figure 3.80 Moorefield Racecourse aerial in 1943 showing the outline of the proposed HCA. (Source: Six Maps with GML overlay)

MOOREFIELD ESTATE, KOGARAH

...BRICK & BRICK VENEER
...TIMBER
...FIBRO

SERVICES:- GAS
ELECTRICITY, WATER.

TRANSPORT:-
BUS SERVICE DIRECT
TO CITY & BUS TO
KOGARAH RAILWAY
STATION

Two of the attractive
homes already built on
the Estate.



TERMS:-
25% DEPOSIT
6% P.A. OVER
3 YEARS.
QUARTERLY
ADJUSTMENTS

MANAGING AND SELLING AGENTS:-

L. J. HOOKER LIMITED

AUSTRALIA'S LEADER IN REAL ESTATE.

HEAD OFFICE: 98 PITT ST., SYDNEY. 000401
KOGARAH MOOREFIELD OFFICE (on the Estate)
Further particulars: President Ave., Kogarah. LK3004 LK3005

Figure 3.81 Pamphlet advertising sale of properties at Moorefield Estate. (Source: LJ Hooker, reproduced in *Moorefield Racecourse Kogarah* by Anne Field)



Figure 3.82 An aerial view of Moorefield Racecourse, c1953. (Source: Anne Field, *The History of Moorefield Racecourse Kogarah*, 2016)



Figure 3.83 An aerial view of Moorefield Estate, c1965. (Source: Anne Field, *The History of Moorefield Racecourse Kogarah*, 2016)

3.6.3 Description

Moorefield Estate is a large subdivision dating from 1957 that occupies the rectangular parcel of land between President Avenue, Marshall Street, Lachal Avenue and Civic Avenue in Kogarah. Directly to the west of the subdivision is an education precinct comprising St George TAFE, James Cook Boys Technology High School and Moorefield Girls High School. To the east is a remnant portion of the former Moorefield Racecourse which forms part of Scarborough Park.

Moorefield Estate is laid out on a rectilinear grid with Lachal, Traynor, Oakdale, Moorefield and Civic Avenue running north to south from President Avenue intersected by Fairway and Annette Avenues which run east to west. Traynor and Moorefields Avenue terminate in cul-de-sacs, adding to the enclosed suburban feel of the precinct. An L-shaped park, provided for within the original subdivision, is located at the corner of Oakdale Avenue and Warren Avenue featuring some mature native trees. There are some remnant original street plantings throughout the estate.

The Moorefield Estate retains much of its original 1957 housing stock and is characterised by generally intact streets of modest single-storey postwar austerity cottages, with triple fronted face brick wall and hipped terracotta roofs, set within simple but formal gardens with low brick fencing. A later phase of development in the 1960s saw some two-storey houses and houses with flat and skillion roofs introduced. Off street carparking, where it exists, is generally at the side of the original dwellings, on open hard stands, with some carports and garages.

Some of the original houses have been modified to suit expanding families and evolving housing trends, including second-storey additions, replacement of windows and rendering of brickwork. Recent development, including over-scaled contemporary houses, has eroded the integrity of some areas of the estate.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.84 Contributory buildings within the Moorefield Estate.



Figure 3.85 Intact streetscape within the Moorefield Estate.



Figure 3.86 Contributory items within the Moorefield Estate.



Figure 3.87 Infill development within the Moorefield Estate.



Figure 3.88 Infill development within the Moorefield Estate.



Figure 3.89 Later 1960s housing within the Moorefield Estate.



Figure 3.90 Commercial development on President Avenue.



Figure 3.91 Infill development within the Moorefield Estate.

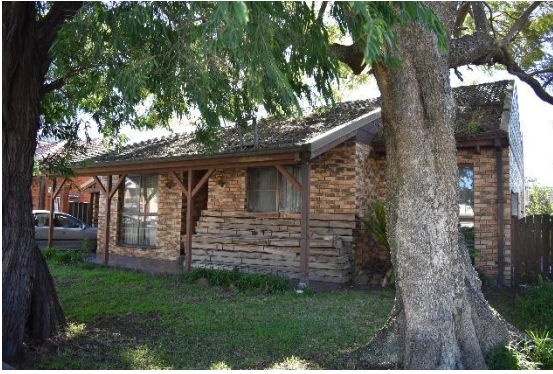


Figure 3.92 Contributory item within the Moorefield Estate.



Figure 3.93 Uncharacteristic development within the Moorefield Estate.



Figure 3.94 Contributory item within the Moorefield Estate. The tree was planted soon after subdivision.



Figure 3.95 Contributory item within the Moorefield Estate.



Figure 3.96 Contributory items within the Moorefield Estate.



Figure 3.97 Uncharacteristic development within the Moorefield Estate.



Figure 3.98 Contributory items within the Moorefield Estate.

3.6.4 Draft Statement of Significance

The potential Moorefield Estate Heritage Conservation Area has cultural heritage significance at a local level as a substantially intact postwar subdivision with a high proportion of original brick and brick veneer cottages reflecting the austerity of the postwar era of development.

The area was subdivided on the land of the former Moorefield Racecourse, which was an important place of recreation for the Kogarah area until the 1950s. The site has historic links to the former Moorefield Racecourse which operated from 1888 to 1953 until its purchase and ultimate sale by the Sydney Turf Club in the late 1950s. The racecourse shaped and influenced the local area and identity during its operation and led to stables being established in the nearby streets and even a dedicated siding for horses at Kogarah Station. The historic links to the Racecourse are memorialised in the street names of the estate.

Moorefield Estate is associated with Peter Moore (descendent of Patrick Moore) and the Moore family. Patrick Moore was the original grantee of the area in the 1850s and the namesake of Moorefield Estate. The Estate is strongly associated with real estate developer Sir Leslie Joseph Hooker and the LJ Hooker company, who were responsible for the planning, sale and development of the subdivision with early input into the rezoning of the racecourse land.

Moorefield Estate is a good representative example of a 1950s postwar era estate. The redevelopment and subdivision of the site is representative of the changing built form of the Kogarah area in the postwar years, including residential growth and expansion of the suburbs coinciding with a spike in home ownership.

3.6.5 Draft Character Statement

The character of the potential Moorefield Estate HCA is defined by its collection of largely intact postwar brick and brick veneer cottages, reflecting the typical postwar austerity of the 1950s and 1960s. This character would be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving contributory buildings, consisting of modest 1950s and 1960s housing;
- landscape elements including street trees, public open space, the grid-layout of streets and cul-de-sacs;

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- the consistent building front and side setbacks;
- the consistency of low brick front fences at the front boundary of private properties;
- the dominant single-storey scale; and
- the dominant material palette of dark face brick, tiled roofs, simple detailing and characteristic lack of ornamentation.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, rendering of face brickwork, replacement of original windows and doors, and the addition of garages and carports.

3.6.6 Classification of Buildings

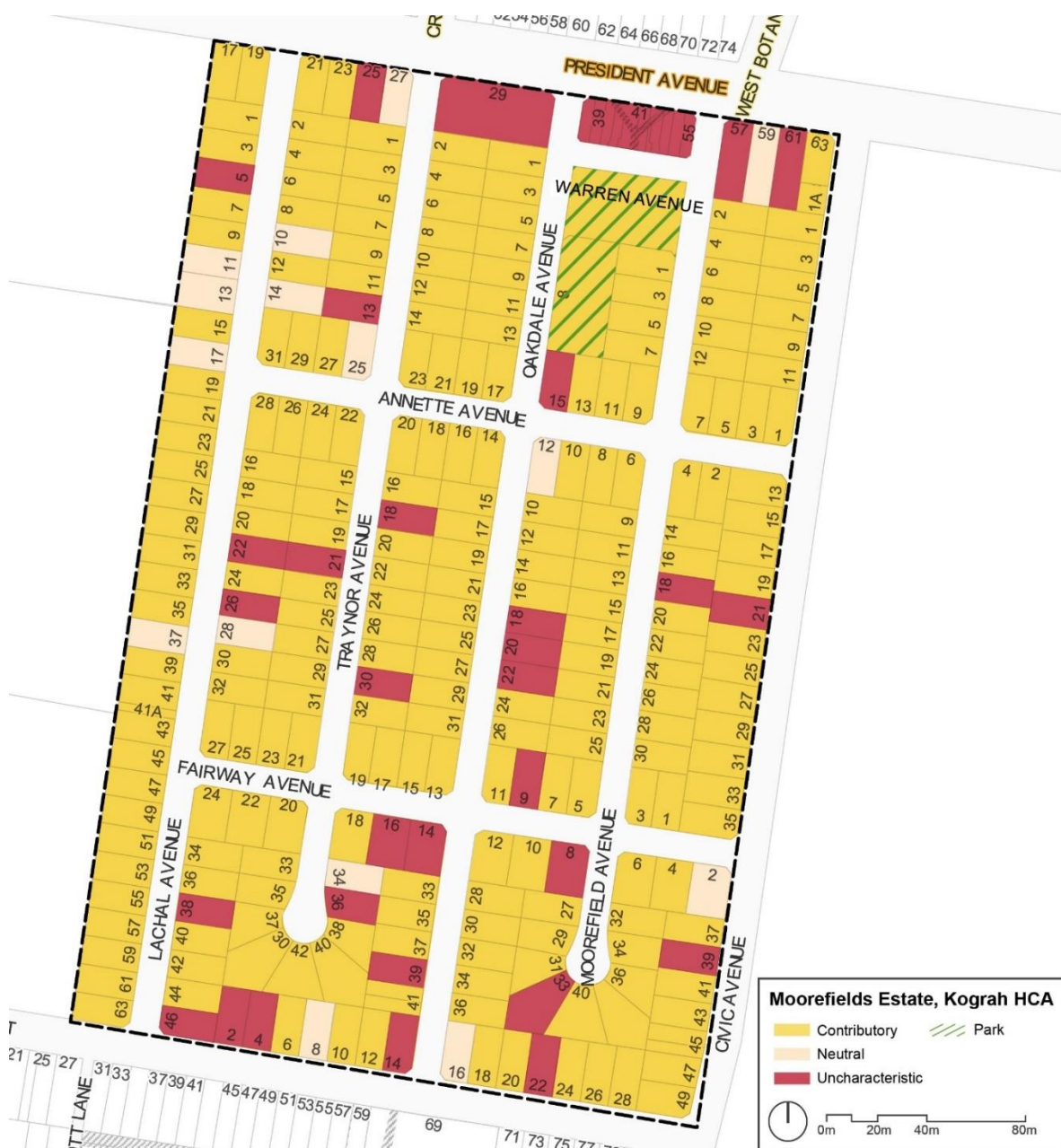


Figure 3.99 Classification of buildings within the Moorefield Estate study area. (Source: GML and Bayside Council)

3.6.7 Recommendations

- The Moorefield Estate Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Moorefield Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.7 Aloha and Forster Street HCA, Mascot

3.7.1 Location

Aloha and Forster Streets are located in the suburb of Mascot to the west of Botany Road. The location of the study area is shown on **Figure 3.100** and **Figure 3.101**.

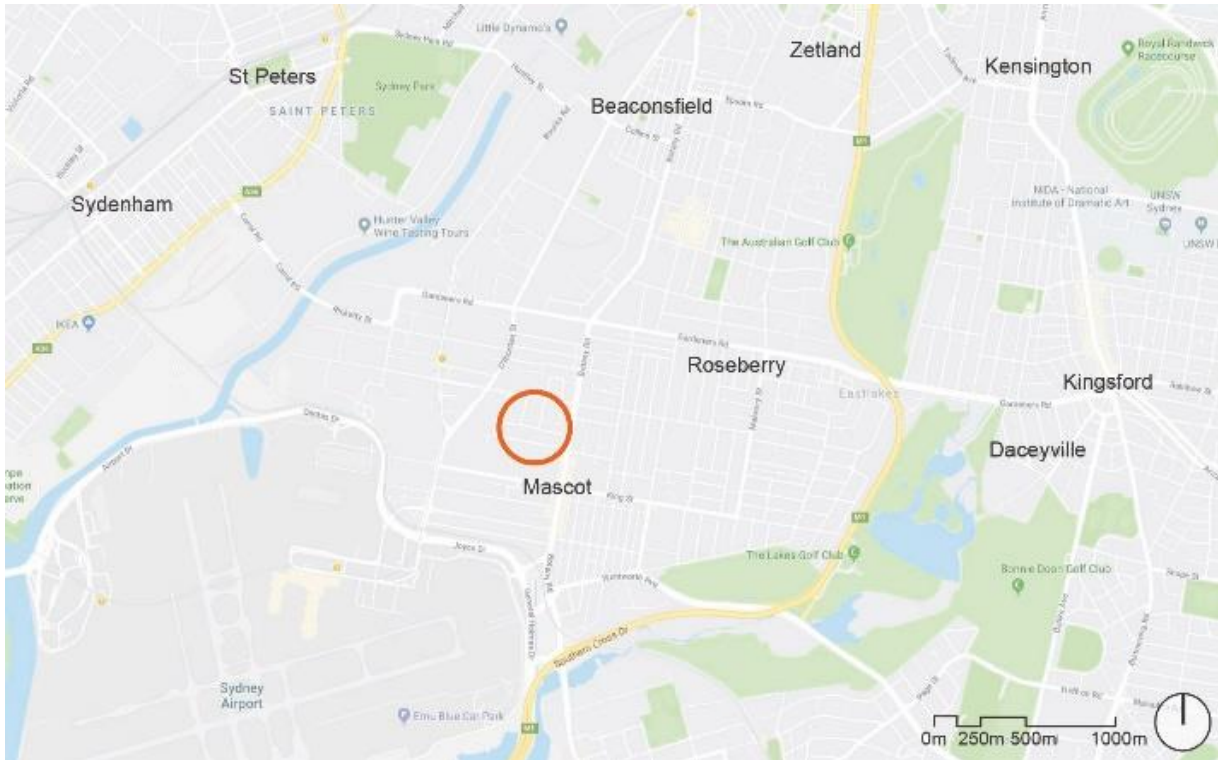


Figure 3.100 Location of Aloha and Forster Street, Mascot. (Source: Google Maps with GML overlay)



Figure 3.101 Location of Aloha and Forster Streets, Mascot. (Source: Six Maps with GML overlay)

3.7.2 Historical Background

The suburb of Mascot is the location of the first land grants made in the Botany area, the first of which occurred in 1809. This area was originally referred to as 'Botany' before 1887, then 'North Botany' until 1911 when it then became known as Mascot.

Throughout the nineteenth century, Mascot primarily consisted of market gardens and small farms. This period saw much of the land leased to Chinese migrants who moved into the area. The influx of people into the area led to the creation of a small village, centred along Botany Road, by the 1880s. Two pubs were built, the Half-way House in 1855 on the corner of Botany and Gardeners Road, and the Newmarket Hotel, located on Botany Road near King Street. Several other businesses also appeared, including butchers, bakers, grocers, hairdressers, and solicitors. Important government buildings from this time include the post office (1889) and the fire station (1891), which were followed later by the public school in 1922. The Ascot Racecourse opened in 1906, mostly on land that is now occupied by Sydney Airport.

The land in the study area was granted to John Roby Hatfield in 1838. Hatfield had several grants in the Mascot and Botany area at the time. The land was later sold and subdivided into two estates in the 1920s, the Mascot Town Hall Estate and the Tollis Estate.

The Mascot Town Hall Estate passed through several owners before coming under the ownership of the Perpetual Trustee Company in 1906 under the condition to 'sell the land and convert into money'. In 1925, the largest portion of land was sold to Bert Crook, who then started selling of small lots. Frederick Clive Emanuel then purchased most of this land in 1927 and the land was subdivided into the street pattern that still exists today.

The Tollis Estate was formed on land purchased in 1893 by Reuben Tollis. The land remained in the Tollis family until 1926, when it was purchased by Matthew John O'Neil. Advertisements for the Tollis

Estate are dated from 1927. Land title records indicate that John O'Riordan purchased all of the land in 1928. Nearby O'Riordan Street is named after him.

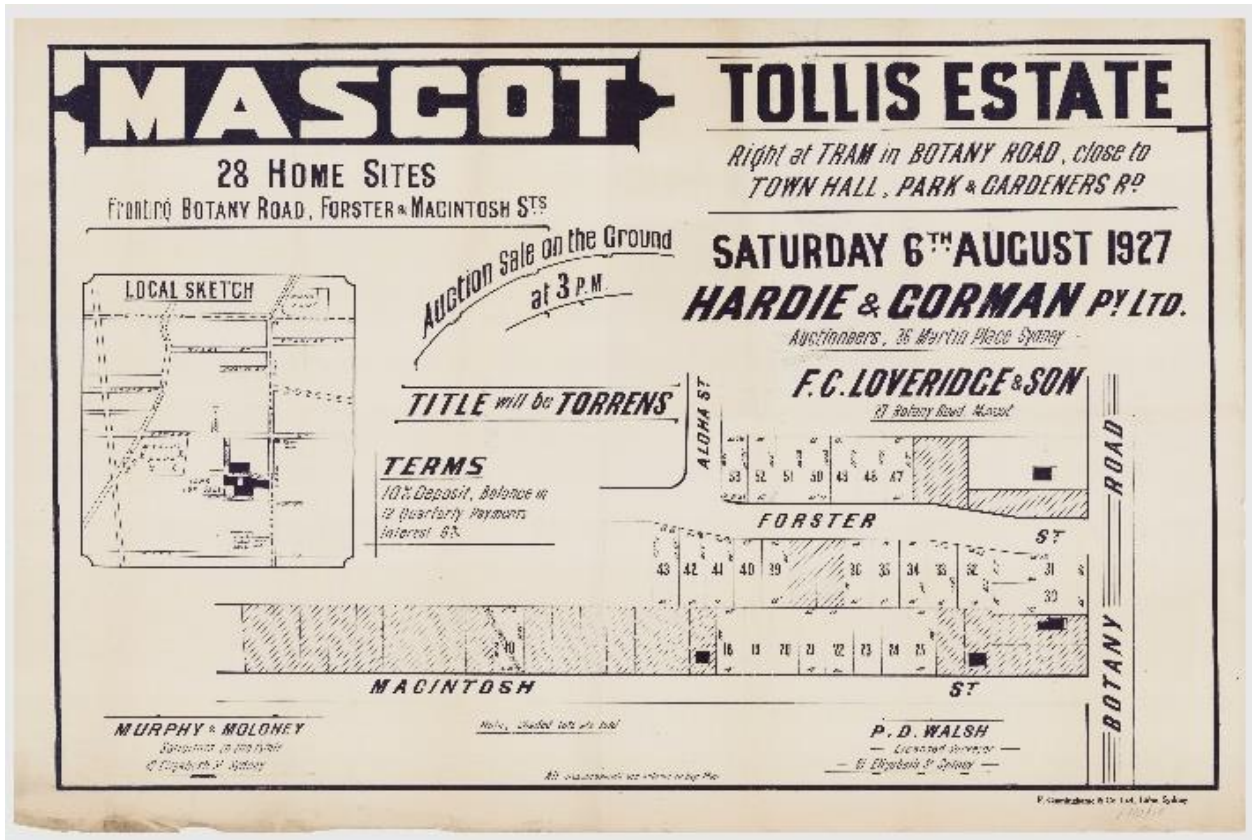


Figure 3.102 Tollis Estate, Mascot (the original subdivision of Forster Street). (Source: State Library of NSW)

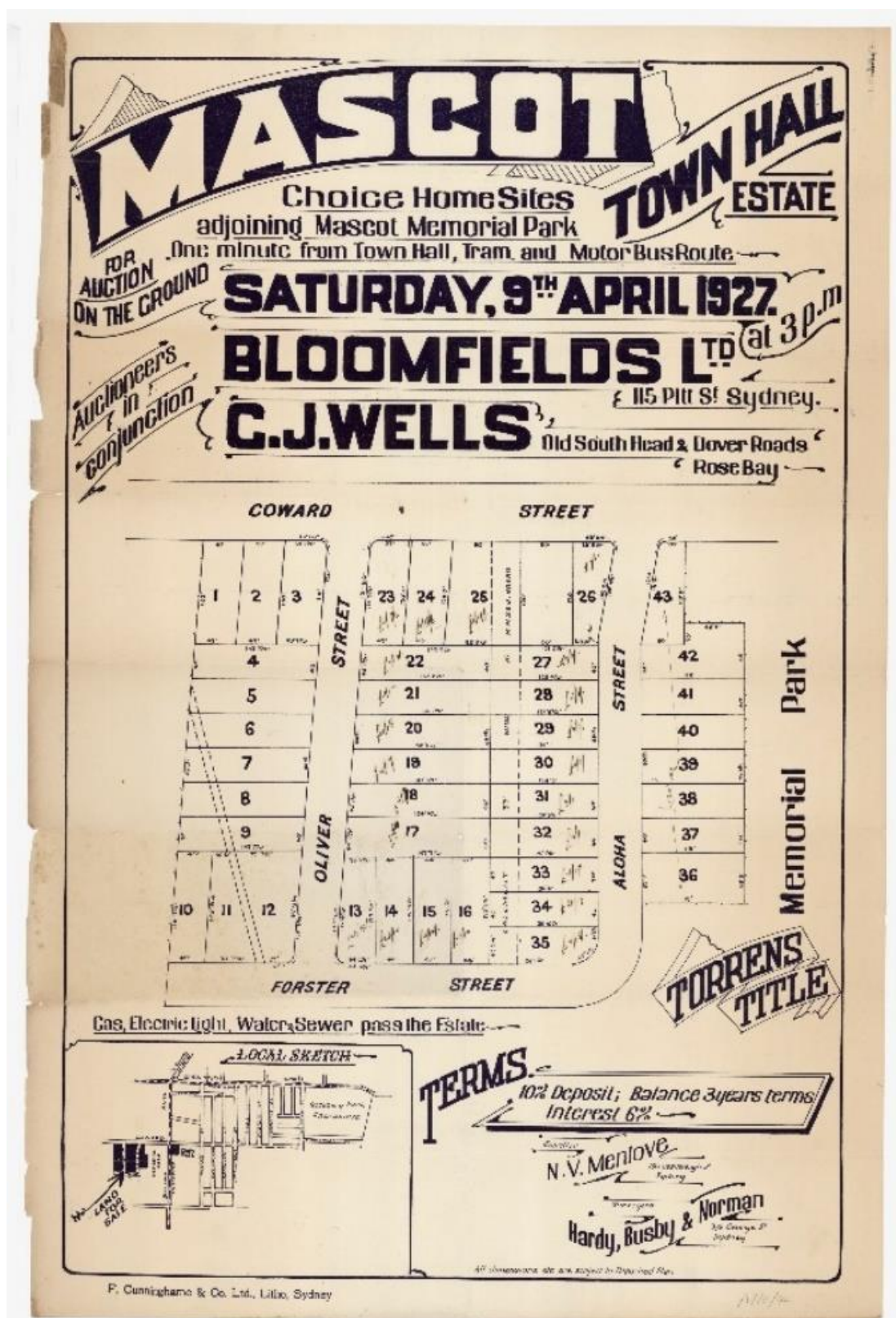


Figure 3.103 Mascot Estate Map, showing the original subdivision of Aloha Street. (Source: State Library of NSW)



Figure 3.104 Location of the 1927 estate subdivisions (Figures 3.55 and 3.56) at Aloha and Forster Streets. (Source: Six Maps, with GML overlay, using information from the State Library of New South Wales)



Figure 3.105 Boundaries of the proposed HCA overlaid over a 1943 aerial of Forster and Aloha Streets. (Source: Six Maps, with GML overlay)

3.7.3 Description

Aloha and Forster Streets are characterised by cohesive streetscapes of intact California bungalows and more modest Inter-War cottages, interspersed with some later housing. Characteristic houses are single storey in scale, with dark face brick walls and hipped and gabled terracotta tiled roofs. The houses have a consistent setback from the street and sit within modest but formal gardens with original low brick fences.

The original 1927 subdivision pattern remains intact. The slight bend in Forster Street between Aloha Street and Botany Road still exists today and is evidence of the two original subdivisions being released by separate landowners. The street pattern has remained unchanged since subdivision occurred.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.106 Contributory building within the study area.



Figure 3.107 Contributory building within the study area.



Figure 3.108 Contributory building within the study area.



Figure 3.109 Contributory building within the study area.



Figure 3.110 Contributory building within the study area.



Figure 3.111 Uncharacteristic building within the study area.



Figure 3.112 Contributory building within the study area.



Figure 3.113 Contributory building within the study area.



Figure 3.114 Contributory building within the study area.



Figure 3.115 Contributory building within the study area.



Figure 3.116 Uncharacteristic building within the study area.

3.7.4 Draft Statement of Significance

The Aloha and Forster Street Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as a remnant early twentieth-century Inter-War streetscape in the Mascot area. Constructed on two 1927 subdivisions of land that was originally part of the 1838 Hatfield Grant, the street contains several original dwellings that would have once been found throughout the immediate area. It is historically significant for its ability to demonstrate subdivision lot planning and housing development reflected through the design, character and architectural styles from the interwar period. The area is representative of the historical development of Mascot and the shift from market gardens and industrial land to denser subdivision and suburban development during the early twentieth century. The streetscape is somewhat intact.

3.7.5 Draft Character Statement

The character of the potential Aloha and Forster Street HCA is defined by its range of housing styles, including Inter-War brick bungalows and cottages interspersed with California Bungalow style houses. This character would be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving heritage items and contributory buildings, consisting of predominantly interwar brick bungalows and cottages;
- the consistent building front and side setbacks;
- the uniform fence line and use of low brick pier fences;
- the dominant single storey scale; and
- the material palette of dark face brick, tiled roofs, timber pickets, simple detailing and characteristic lack of ornamentation.

Uncharacteristic development includes housing from the late twentieth and early twenty first century, residential flat developments, over-scaled additions, infilled verandahs, and the addition of garages and carports.

3.7.6 Classification of Buildings

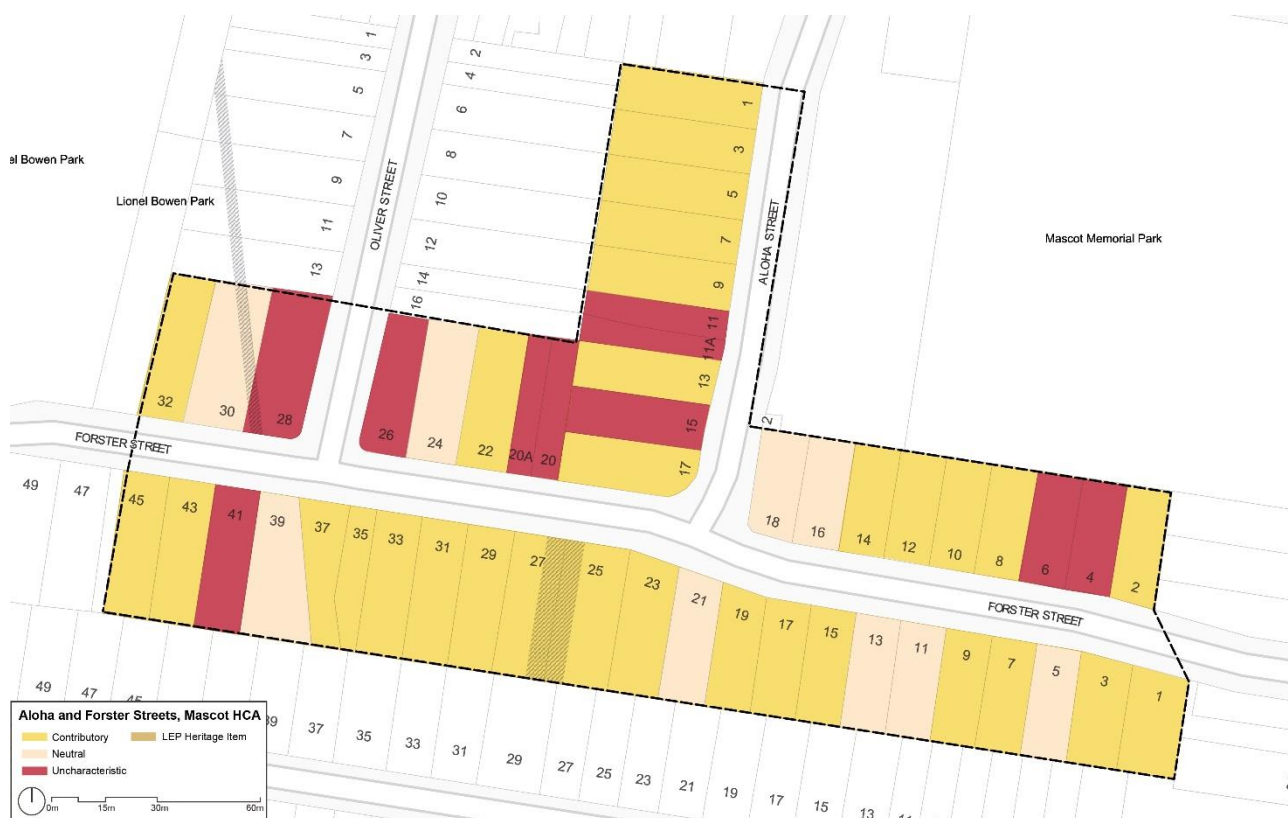


Figure 3.117 Mapping of contributory items in the Aloha and Forster Streets HCA. (Source: GML Heritage and Bayside Council)

3.7.7 Recommendations

- Aloha and Forster Street Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Oceanview Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.8 Endnotes

- ¹ Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
- ² Office of Environment and Heritage, State Heritage Inventory, 'Houses—Brighton Parade Precinct, viewed 19 July 2019 <<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2330130>>.
- ³ Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
- ⁴ Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
- ⁵ Office of Environment and Heritage, State Heritage Inventory, 'Banksia Railway Station Group', viewed 19 July 2019 <<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4801160>>.
- ⁶ Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
- ⁷ Faulkner, J, 'The Terraces of Single-Fronted Cottages of Gibbes Street, Rockdale', St George Historical Society, 9 February 1968.
- ⁸ Rathbone, R 2002, *The Sans Souci Peninsula: A History of the Suburbs of Dolls Point, Monterey, Ramsgate, Sans Souci and Sandringham*, Book House, Glebe.
- ⁹ 1850 Plan, Darke and Gorman's Survey, State Library of NSW Cb85/25, referenced in Geoffrey Britton Environmental Design and Heritage Consultant and Nicholas Jackson, Historian, Conservation Management Plan for Scarborough Park, report prepared for Rockdale City Council, April 2014.
- ¹⁰ Field, A 2016, *The History of Moorefield Racecourse 1888–1951*, Anne Field, Kogarah.
- ¹¹ 'NEW RACECOURSE AT KOGARAH', *Freeman's Journal*, 7 April 1888, Trove, National Library of Australia, p 8, viewed 19 July 2019 <<http://nla.gov.au/nla.news-article115460826>>.
- ¹⁴ 'PERSONAGRAPHS', *Truth*, 22 March 1925, Trove, National Library of Australia, p 8, viewed 19 July 2019 <<http://nla.gov.au/nla.news-article168706337>>.
- ¹⁵ 'OFFER OF £110,000 BY S.T.C. FOR MOOREFIELD', *Sydney Morning Herald*, 23 April 1946, Trove, National Library of Australia, p 7.
- ¹⁶ 'MOOREFIELDS ESTATE', *Daily Telegraph*, 8 November 1924, Trove, National Library of Australia, p 11.
- ¹⁷ Field, A 2017, *Moorefield Racecourse Kogarah 1888—1951: Rockdale Council Committee and Council Minutes on Moorefield Racecourse*, Anne Field, Kogarah.
- ¹⁸ Spearritt, P 1996, 'Hooker, Sir Leslie Joseph (1903-1976)', *Australian Dictionary of Biography*, viewed 9 September 2019 <http://adb.anu.edu.au/biography/hooker-sir-leslie-joseph-10537>.



Section 4: Other Areas Assessed

4.0 Other Areas Assessed

4.1 Introduction

The following areas or groups of buildings were identified in previous studies or by the community for consideration as potential HCAs, yet after initial field study and investigation were excluded from the list of potential new HCAs, either because they were better managed as group listings or the integrity of the area was such that it would not reach the threshold for listing as a HCA.

The following areas previously identified by Council contain properties which may be appropriate for group and individual heritage listing:

- Barden and Stanley Streets, Arncliffe.

The following areas previously identified by Council are not recommended to proceed as HCAs:

- Baxter Road, Mascot;
- Caroline Street, Kingsgrove;
- Bay Street, Botany;
- Banksmeadow Local Centre;
- Wollongong Road, Arncliffe; and
- Teralba Road, Brighton Le Sands

Further information about each of these areas is contained within this section of the report.

4.2 Barden and Stanley Streets, Arncliffe

4.2.1 Location and Description

The study area consists of two groups of dwellings at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe. Barden Street runs north to south between Station Street and Forest Road. Stanley Street runs perpendicular to Barden Street.

The group of houses in Barden Street are located at the northeastern end of Barden Street and raised above the street level. The houses in the group are of a late Federation or early interwar style and contain identifiers that are common on Late Federation and early Inter-War dwellings. The southern and western sides of Barden Street have been the subject of later development and lack cohesion or distinct character.

The group of houses in Stanley Street are located at the centre of the street on the southern side. The group consists of eight intact late Victorian townhouses raised above street level on elevated sites. The area retains its original street pattern that was laid out in the 1880s; however, development to the east and west is more recent and lacks cohesion. Nos 16, 20, 22 and 26 Stanley Street are currently listed as heritage items within the Rockdale LEP.

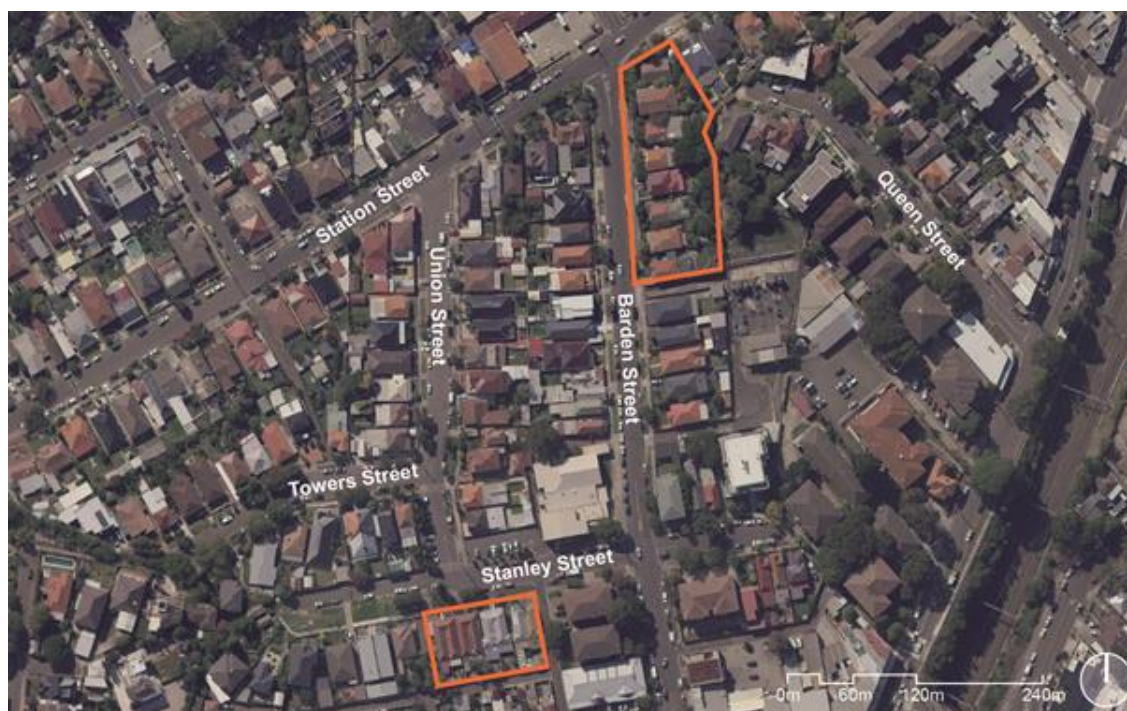


Figure 4.1 Location of Barden and Stanley Street, Arncliffe. (Source: Six Maps with GML overlay)



Figure 4.2 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.3 Late Federation style dwelling on Barden Street, built c1920s.



Figure 4.4 Late Federation style dwelling on Barden Street, built c1920s.



Figure 4.5 Group of houses on Barden Street.



Figure 4.6 Group of houses on Barden Street.



Figure 4.7 Victorian style semi-detached dwelling on Stanley Street, built c1890s.



Figure 4.8 Victorian style semi-detached dwelling on Stanley Street, built c1890s.

4.2.2 Recommendations

- The rows of houses at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe, are fine representations of their style and represent early development in the Arncliffe area. These properties are limited to two distinct rows of houses and their character and typology is not

reflected in the wider streetscape. As such, it is considered that they do not warrant listing as HCAs, and that their collective significance would be better managed under two group listings.

- Accordingly, it is recommended that the rows of houses at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe, be considered for listing as group heritage items within the Bayside LEP, subject to further consideration and detailed assessment.

4.3 Banksmeadow Local Centre, Botany

4.3.1 Location and Description

The Banksmeadow Local Centre is the area of Botany Road centred around the Sir Joseph Banks Hotel in Banksmeadow. The streetscape consists of early twentieth-century shops and commercial buildings, interspersed with newer mixed use and commercial developments. Due to the scale and extent of more recent development, the built form in the area has lost its cohesion and no longer presents as an intact historic streetscape.

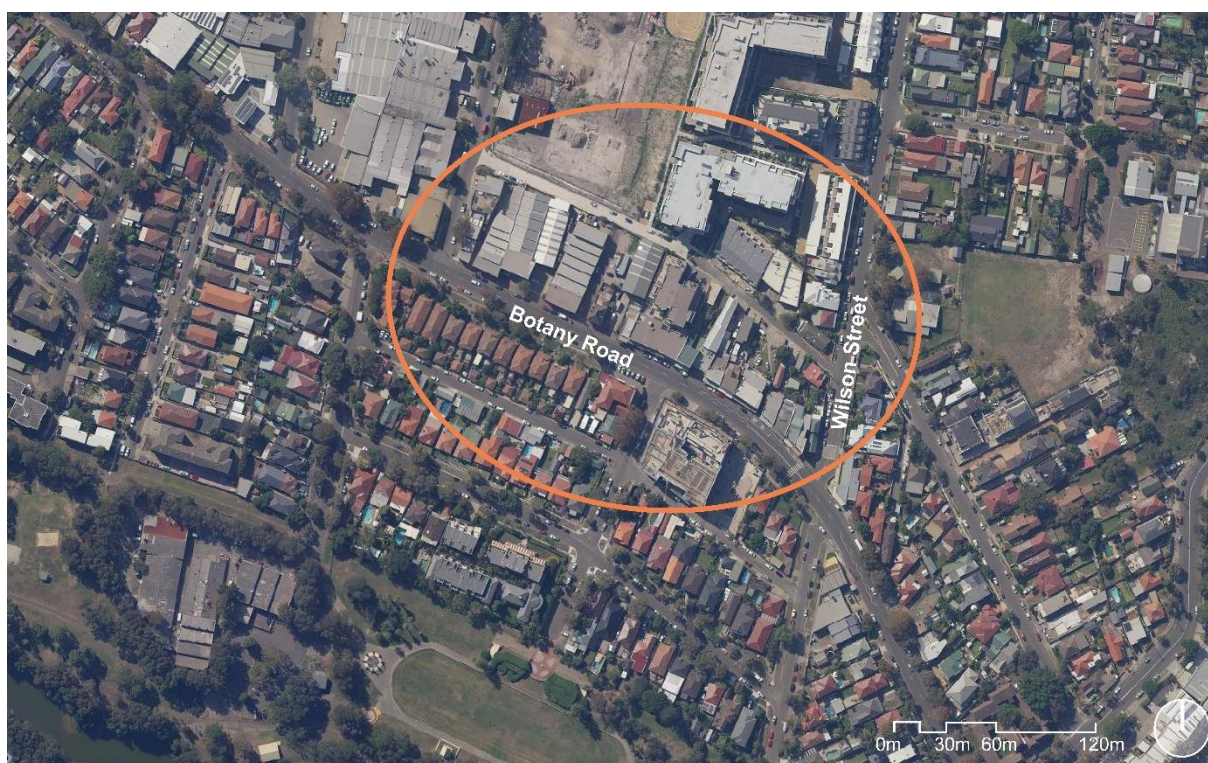


Figure 4.9 Location of the Banksmeadow Local Centre. (Source: Six Maps with GML overlay)

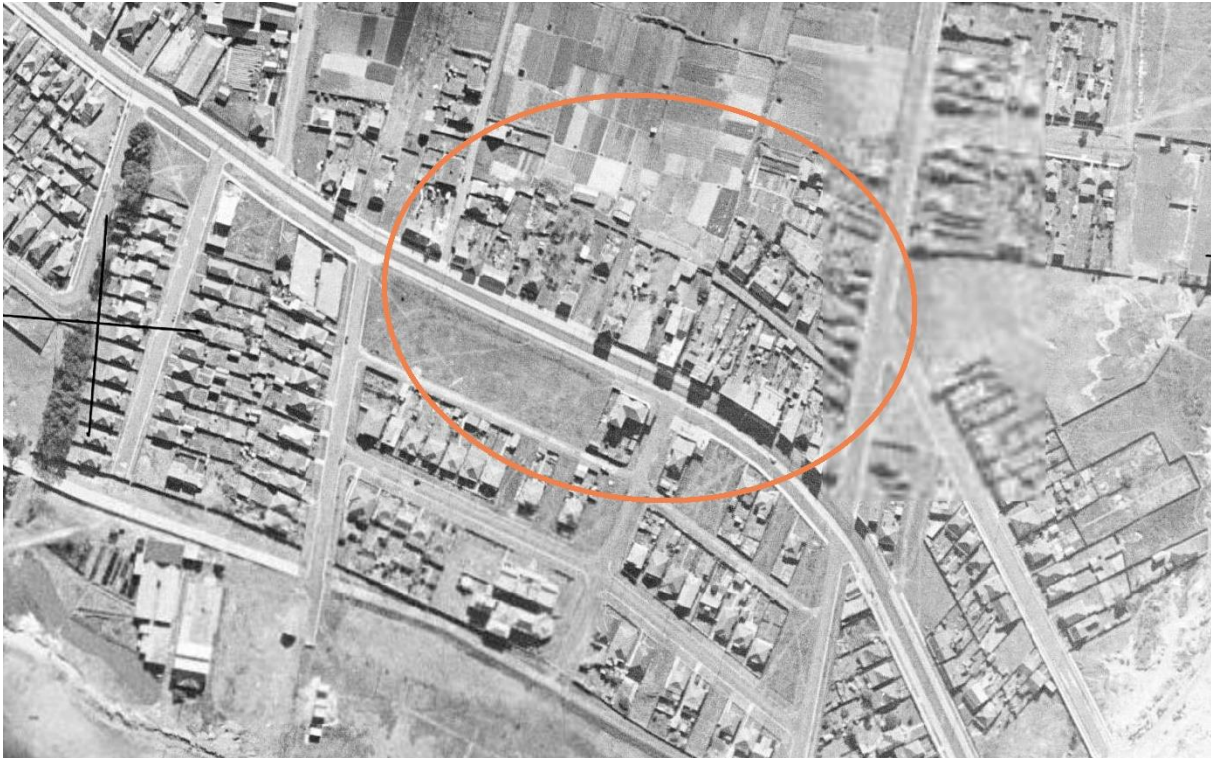


Figure 4.10 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.11 Local heritage item in the Banksmeadow Local Centre. Saxby's Butcher Shop was built in the 1880s.



Figure 4.12 Local heritage item in the Banksmeadow Local Centre. The Sir Joseph Banks Hotel was built in 1921 as a part of the original subdivision.



Figure 4.13 State Heritage Register listed Sir Joseph Banks Hotel (former).



Figure 4.14 Uncharacteristic item on Botany Road.

4.3.2 Recommendations

- The Banksmeadow Local Centre has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some original buildings and the original street pattern, remaining historic buildings of significance would be better suited to individual heritage listings.
- Instead it is recommended that the existing DCP controls remain in place and are used to retain the local centre character of two-storey shopfronts and that these controls should be used to replace the existing offices and warehouses to create a consistent streetscape.

4.4 Bay Street, Botany

4.4.1 Location and Description

The study area is part of Bay Street, Botany, located at the west of Botany Road, to the immediate south of the Mill Pond, between Mcfall Street in the west and Chegwyn Street in the east. The area is predominantly residential with some light industrial uses scattered throughout. The early subdivision pattern is somewhat intact, with a small number of lots having been amalgamated.

Development along Bay Road is mixed and contains a variety of building types. An intact group of late Victorian cottages, built between 1893 and 1903, has been retained at 45 to 57 Bay Road. These cottages consist of three pairs of semi-detached (and one freestanding) timber cottages, and are currently listed as a group heritage item within the Botany LEP (Item I16). These cottages are mostly intact and retain many original features.

Other buildings in the study area include some Federation cottages and Inter-War dwellings interspersed with modern development. The wider study area no longer retains a cohesive historic character due to the intrusion of recent development.

The northern side of Bay Street contains a row planting of Canary Island date palms, planted by Sydney Water in the early twentieth century as a part of its work on the Sydney Ocean Outfall Sewer No. 2 (SWOOS II). These trees are listed as heritage items within the Botany LEP (Item I12). Of the original 29 trees planted, only 15 trees remain.



Figure 4.15 Boundary of the Bay Street study area. (Source: Six Maps with GML overlay)



Figure 4.16 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.17 Intact row of 1890s workers cottages at 45–57 Bay Street, listed within the Botany Bay LEP.



Figure 4.18 Infill development on Bay Street.



Figure 4.19 Infill development on Bay Street.

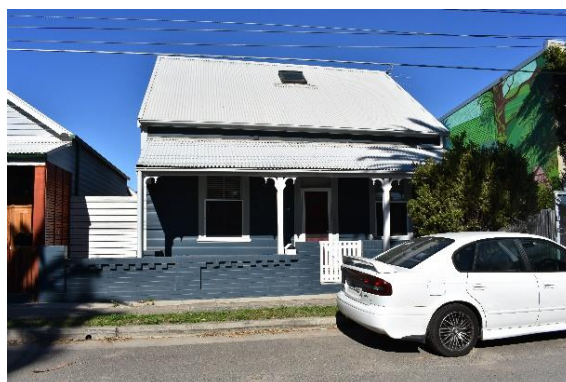


Figure 4.20 Early cottage on Bay Street.



Figure 4.21 Locally listed street trees.

4.4.2 Recommendations

The subject part of Bay Street has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some original buildings and the original street pattern, remaining historic buildings of significance are already protected by their current heritage listings.

4.5 Baxter Road, Mascot

4.5.1 Location and Description

Baxter Road, Mascot, is located to the immediate north of Kingsford Smith Airport, between Botany Road and O’Riordan Street. The street was originally part of the South Waterloo subdivision that occurred c1880. Baxter Road contains a mix of residential and commercial development relating to airport operations. Baxter Road and neighbouring streets contain a mix of typologies from various periods of Mascot’s development. The integrity of the streetscape has been substantially eroded by recent infill development and the remaining early dwellings have generally been modified.



Figure 4.22 Location of the Baxter Road study area. (Source: Six Maps with GML overlay)



Figure 4.23 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.24 Housing on Baxter Road.



Figure 4.25 Housing on Baxter Road.



Figure 4.26 Streetscape of Baxter Road.



Figure 4.27 Infill development on Baxter Road.

4.5.2 Recommendations

Baxter Road, Mascot, has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some early buildings, many of these have been substantially modified and no longer exhibit the key characteristics of their original style or type. Recent development of a larger scale has eroded the integrity of the area. It is not recommended for either an HCA or for individual property listings.

4.6 Caroline Street, Kingsgrove

4.6.1 Location and Description

Caroline Street, Kingsgrove, is characterised by modest interwar and postwar dwellings, with late twentieth and early twenty-first developments interspersed throughout. It does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day.

Landmark buildings along Caroline Street include Our Lady of Fatima Boys and Girls Catholic School, an Inter-War style brick school building, and St Ursula's College.

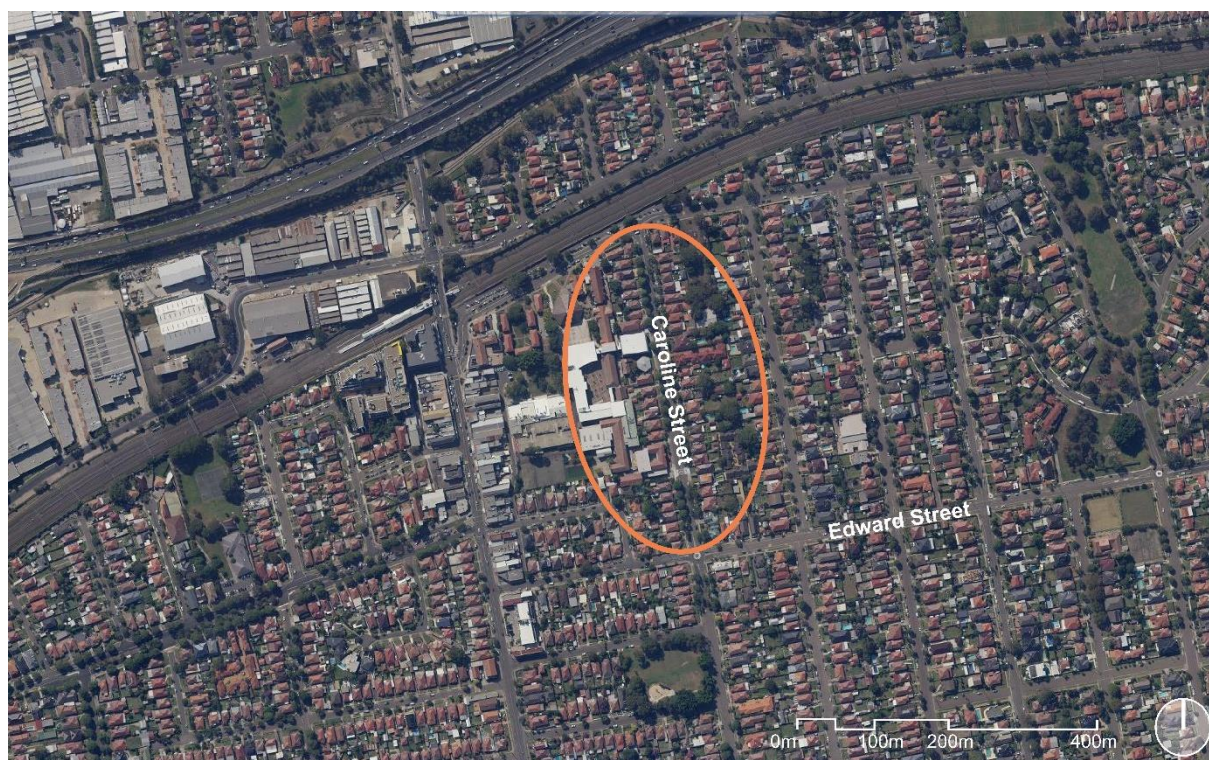


Figure 4.28 Location of the Caroline Street study area. (Source: Six Maps with GML overlay)



Figure 4.29 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.30 Infill development on Caroline Street.



Figure 4.31 St Ursula's College.



Figure 4.32 Housing on Caroline Street.



Figure 4.33 Development on Caroline Street.

4.6.2 Recommendations

- Caroline Street, Kingsgrove, does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day. The streetscape does not demonstrate a level of significance that would warrant listing as a HCA.
- Landmark buildings along Caroline Street include Our Lady of Fatima Boys and Girls Catholic School, an Inter-War style brick school building, and St Ursula's College. These places should be considered for listing as individual heritage items, subject to further assessment.

4.7 Wollongong Road, Arncliffe

4.7.1 Location and Description

Wollongong Road is a major thoroughfare that was originally planned as a main road connecting Sydney and the Illawarra. The street contains a mix of residential and commercial development, from the late nineteenth century to the present day. The street retains many shops and dwellings from the early period of its development, interspersed with later and contemporary development which have eroded the overall integrity of the streetscape, although some groups of buildings remain intact, particularly in the area surrounding Arncliffe Park. However, the street does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day.

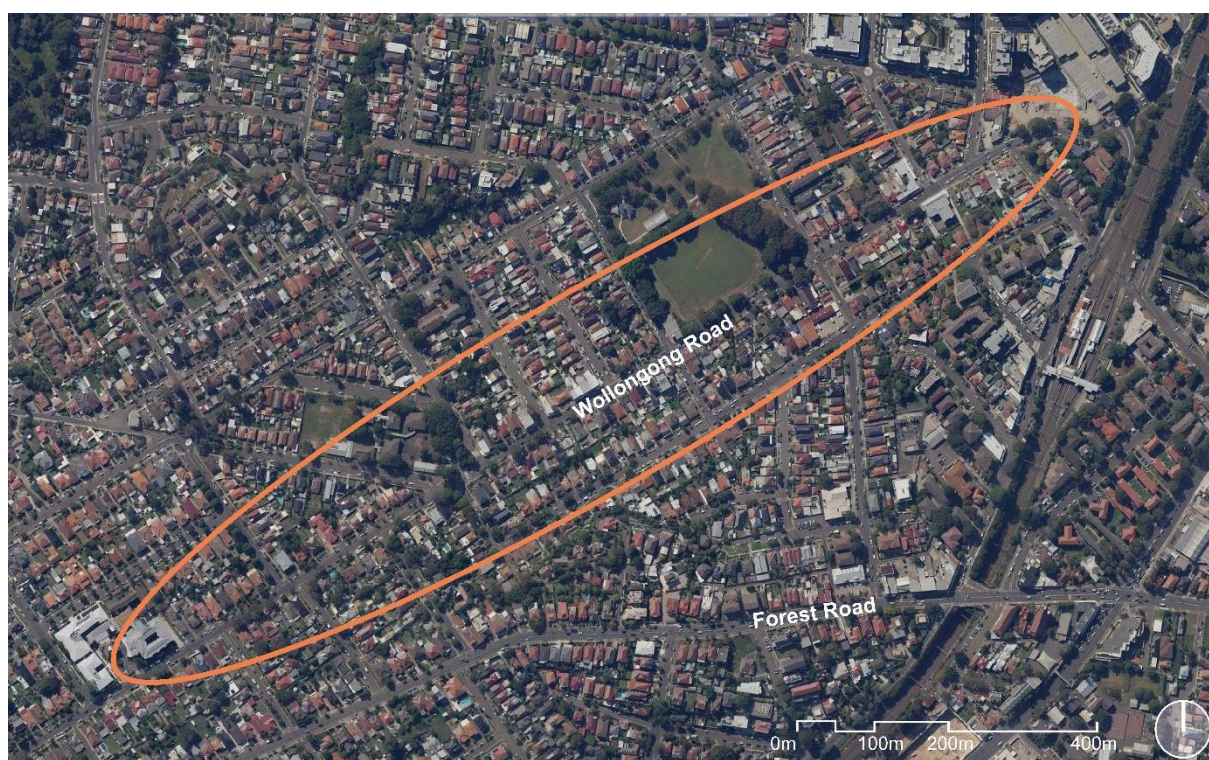


Figure 4.34 Boundary of the Wollongong Road study area. (Source: Six Maps with GML overlay)



Figure 4.35 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.36 Houses at the northern end of Wollongong Road in Arncliffe. (Source: Google Maps)



Figure 4.37 Typical development on Wollongong Road. (Source: Google Maps)



Figure 4.38 Commercial development on Wollongong Road. (Source: Google Maps)



Figure 4.39 Residential development on Wollongong Road. (Source: Google Maps)

4.7.2 Recommendations

- Wollongong Road no longer retains a strong cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day. The streetscape does not demonstrate a level of significance that would warrant listing as a HCA.
- The street retains many shops and dwellings from the early period of its development, and some groups of buildings remain intact, particularly in the area surrounding Arncliffe Park. These should be considered for listing as individual or group heritage items, subject to further assessment.

4.8 Teralba Road, Brighton Le Sands

4.8.1 Location and Description

Teralba Road is located in the suburb of Brighton Le Sands and runs from Brighton Le Sands Public School in the west to the Grand Parade and Botany Bay in the east. The landscape is flat with a gentle slope towards the water. Views of Botany Bay can be glimpsed looking east down the street. The location of the study area is shown on **Figure 4.40** below.

Teralba Road is a fairly intact streetscape of predominantly single-storey Inter-War bungalows that originate from the original 1922 subdivision of the area. The original houses are characterised by hipped and gabled terracotta tiled roofs, dark face brick construction, sandstone verandahs and timber detailing. There are a number of individual houses that are particularly fine examples of the Inter-War bungalow typology. Other more modest houses are interspersed throughout the street. Some more recent intrusive development has eroded the cohesion of the Teralba Road streetscape. **Error! Reference source not found.**

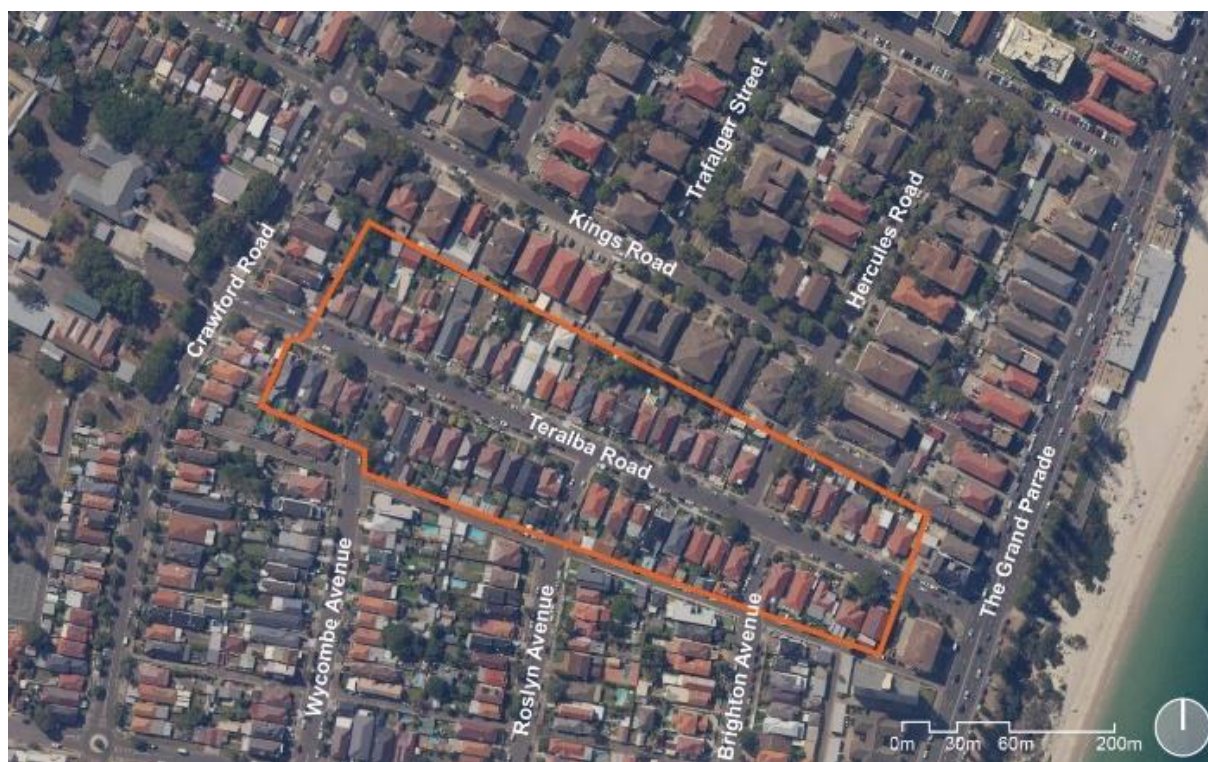


Figure 4.40 Location of Teralba Road, Brighton-le-Sands. (Source: Six Maps with GML overlay)



Figure 4.41 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.42 House in the Teralba Road study area.



Figure 4.43 House in the Teralba Road study area.



Figure 4.44 House in the Teralba Road study area.



Figure 4.45 House in the Teralba Road study area.



Figure 4.46 House in the Teralba Road study area.



Figure 4.47 House in the Teralba Road study area.



Figure 4.48 House in the Teralba Road study area.



Figure 4.49 House in the Teralba Road study area.



Figure 4.50 House in the Teralba Road study area.



Figure 4.51 House in the Teralba Road study area.



Figure 4.52 House in the Teralba Road study area.



Figure 4.53 House in the Teralba Road study area.

4.8.2 Recommendations

Teralba Road, Brighton Le Sands, has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some early buildings, many of these have been substantially modified and no longer exhibit the key characteristics of their original style or type. Recent development of a larger scale has eroded the integrity of the area. It is not recommended for either an HCA or for individual property listings.



Section 5: Conclusion and Recommendations

5.0 Conclusion and Recommendations

5.1 Conclusions

The purpose of this report was to review and assess a number of potential new heritage conservation areas (HCAs) for inclusion within Schedule 5 Bayside of the future Bayside LEP. The potential HCAs had been identified by Council through previous studies and community engagement. This report has reviewed the boundaries of the potential HCAs, provided an assessment of the characteristic built form and significance of the areas, and made recommendations about the most appropriate way to manage and conserve the heritage values of these areas, including listing within the LEP.

The key findings of this report are:

- The following areas warrant consideration for listing as HCAs within the Bayside LEP:
 - Oceanview Estate, Bexley;
 - Lansdowne and Hamilton Streets, Bardwell Valley;
 - Brighton Parade, Brighton Le Sands;
 - Farr and Gibbes Streets, Banksia;
 - Moorefields Estate, Kogarah; and
 - Aloha and Forster Streets, Mascot.
- The following areas do not warrant consideration for listing as HCAs, but contain groups of intact houses that warrant consideration for group heritage listings:
 - Barden and Stanley Streets, Arncliffe.

These group heritage items will be subject to further consideration after detailed assessment.

- The following areas do not warrant consideration for listing as HCAs:
 - Baxter Road, Mascot;
 - Caroline Street, Kingsgrove;
 - Bay Street, Botany;
 - Banksmeadow Local Centre;
 - Wollongong Road, Arncliffe; and
 - Teralba Road, Brighton Le Sands.
- Buildings within each recommended HCA have been classified as contributory, neutral or uncharacteristic according to their contribution to the significance of the HCA.

5.2 Recommendations

A total of six new HCAs have been identified as having the potential for listing as heritage items within Schedule 5 of the Bayside LEP. It is recommended that Council:

1. Prepare detailed heritage inventory sheets for the six potential HCAs identified for possible inclusion within the Bayside LEP.
2. Prepare detailed Character Statements for each potential new HCA for incorporation in the Bayside DCP.
3. Pursue the detailed heritage assessment of 2–18 Barden Street and 14–28 Stanley Street, Arncliffe, for listing as group heritage items within the Bayside LEP.
4. Commission a further study to identify potential individual heritage items along Caroline Street, Kingsgrove, and Wollongong Road, Arncliffe.