DECISION OF 3781st COUNCIL MEETING
HELD ON MONDAY 8 MAY 2023

10.1. Planning Proposal 3/23 50-88 Parraween Street, Cremorne - Heritage Listing

AUTHOR Amita Maharjan, Strategic Planner

PURPOSE:

The purpose of this report is to advise Council of the recommendations of the North Sydney Local Planning Panel on Planning Proposal 3/23 - Parraween Street Cremorne, and to seek Council's endorsement of the Planning Proposal to progress it to Gateway Determination.

- Planning Proposal (PP 3/23) intends to amend the North Sydney Local Environmental Plan (NLEP) 2013 to identify 12 new local heritage items on the northern side of Parraween Street in Cremorne. The Planning Proposal also intends to amend the existing zone and the maximum height applying to certain properties in order to manage an appropriate interface for the identified heritage items.

- The Planning Proposal is supported by a detailed heritage assessment undertaken by heritage consultant, Lucas Stapleton Johnson & Partners (LSJ). The assessment demonstrates that the subject sites meet the threshold for local heritage listing, consistent with the criteria set out by the NSW Heritage Office and therefore the subject sites have site-specific merit to support the progress of the Proposal.

- The Planning Proposal is generally consistent with applicable state and local plans/policies as detailed in this report. The inconsistency with the Local Planning Direction- 6.1 Residential Zones (previously Ministerial Direction) is of minor significance and justified.

- The proposed Zone R3 Medium Density Residential is considered the most compatible zone in the context of the existing Zone R4 High Density Residential to address any zone interface issues.

- The subject sites are granted temporary protection via Interim Heritage Orders (IHOs) which expire in November 2023. It should be noted, however, that these IHOs will also expire within six months of being made (11 and 17 May 2023) unless Council resolves to prepare a Planning Proposal to amend the NSLEP 2013 to list these properties as heritage items.

- Council has no authority to reissue an IHO after the existing ones expire in November 2023. Not having the LEP amended prior to this date means a new application under the Complying Development Code could seek demolition of the subject properties in December 2023.

RECOMMENDATION:
1. THAT Council note the recommendations of the North Sydney Local Planning Panel Meeting of 19 April 2023 on Planning Proposal No PP 3/23.

2. THAT Council endorse the Planning Proposal (PP 3/23 contained at Attachment No 1) to amend the North Sydney Local Environmental Plan 2013 as follows:

- the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne are identified as local heritage items through their listing within Schedule 5 – Environmental Heritage and identification on the Heritage Map.
- Zoning Map for the properties at 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne is amended from Zone R4 High Density Residential to Zone R3 Medium Density Residential; and
- Height of Building Map for the properties at 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne is amended from 12m to 8.5m.

3. THAT Council resolve to forward the Planning Proposal (PP 3/23) to the Department of Planning and Environment to seek Gateway Determination.

The following people addressed Council on this item:

- Fiona Gracie (local resident)
- Davie Macdonald (local resident)
- Christopher Holding (local resident, in support)
- Jennifer Hill (Heritage Consultant on behalf of the Applicant)

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

The Motion was put and **Carried**.

Voting was as follows: For/Against 10/0

For:	Councillor Baker, Councillor Beregi, Councillor Bourke, Councillor Gibson, Councillor Lamb, Councillor Lepouris, Councillor Mutton, Councillor Santer, Councillor Spenceley and Councillor Welch
Against:	Nil
Absent:	Nil

142. RESOLVED:

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10.1. Planning Proposal 3/23 50-88 Parraween Street, Cremorne - Heritage Listing

AUTHOR	Amita Maharjan, Strategic Planner
ENDORSED BY	Joseph Hill, Director City Strategy
ATTACHMENTS	1. Planning Proposal - Parraween Street Cremorne [**10.1.1** - 51 pages] 2. Parraween St and Hayden Orpheum Heritage Review_ LSJ Oct 2022 [**10.1.2** - 172 pages] 3. Parraween Street Cremorne Heritage Assessment Addendum- 28 March 2023 [**10.1.3** - 96 pages] 4. Parraween Street Heritage Assessment Addendum 86 Parraween Street Cremorne _ LSJ 18.04.2023 [**10.1.4** - 5 pages]
CSP LINK	2. Our Built Infrastructure 2.2 Vibrant public domains and villages 3. Our Innovative City 3.3 Distinctive sense of place and design excellence 4. Our Social Vitality 4.3 North Sydney's history is preserved and recognised 5. Our Civic Leadership 5.1 Lead North Sydney's strategic direction

PURPOSE:

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EXECUTIVE SUMMARY:

- Planning Proposal (PP 3/23) intends to amend the North Sydney Local Environmental Plan (NLEP) 2013 to identify 12 new local heritage items on the northern side of Parraween Street in Cremorne. The Planning Proposal also intends to amend the existing zone and the maximum height applying to certain properties in order to manage an appropriate interface for the identified heritage items.

- The Planning Proposal is supported by a detailed heritage assessment undertaken by heritage consultant, Lucas Stapleton Johnson & Partners (LSJ). The assessment demonstrates that the subject sites meet the threshold for local heritage listing, consistent with the criteria set out by the NSW Heritage Office and therefore the subject sites have site-specific merit to support the progress of the Proposal.

- The Planning Proposal is generally consistent with applicable state and local plans/policies as detailed in this report. The inconsistency with the Local Planning Direction- 6.1 Residential Zones (previously Ministerial Direction) is of minor significance and justified.

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RECOMMENDATION:

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3. THAT Council resolve to forward the Planning Proposal (PP 3/23) to the Department of Planning and Environment to seek Gateway Determination.

Background

Notice of Motion, 10 January 2022 – Initiation of Heritage Assessment of Parraween Street
At its meeting of 10 January 2022, Council supported a Notice of Motion to initiate heritage assessment of certain properties on the eastern side of Parraween Street Cremorne, between Paling Street and Langley Avenue.

In May 2022, Council engaged a heritage consultant, Lucas Stapleton Johnson & Partners (LSJ) to undertake a preliminary heritage review of the subject sites, inclusive of properties at 50 - 88 Parraween Street Cremorne.

LSJ Heritage Assessment (May 2022- April 2023)
The assessment of heritage significance of the subject sites undertaken by LSJ established that that the subject sites 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street Cremorne demonstrate local heritage significance.

Threat of Harm
On 24 October 2022, Pathways Residences (a seniors housing provider) obtained the Planning Secretary's Environmental Assessment Requirements (SEARS) from the DPE for demolition of the subject sites and construction of a seniors living. This State Significant Development proposed 60 independent living units contained within two x four storey buildings facing Parraween Street, a six-eight storey building facing Gerard Street, and a residential aged care facility at 50 - 88 Parraween Street and 59 - 67 Gerard Street in Cremorne.

It is understood that the proposed SSD scheme has been discussed with the State Design Review Panel. The information presented by the owner's representative to the NSLPP meeting indicated that the SSD would require full/partial demolition of a number of dwellings to allow for basement access for the seniors housing and the development itself.

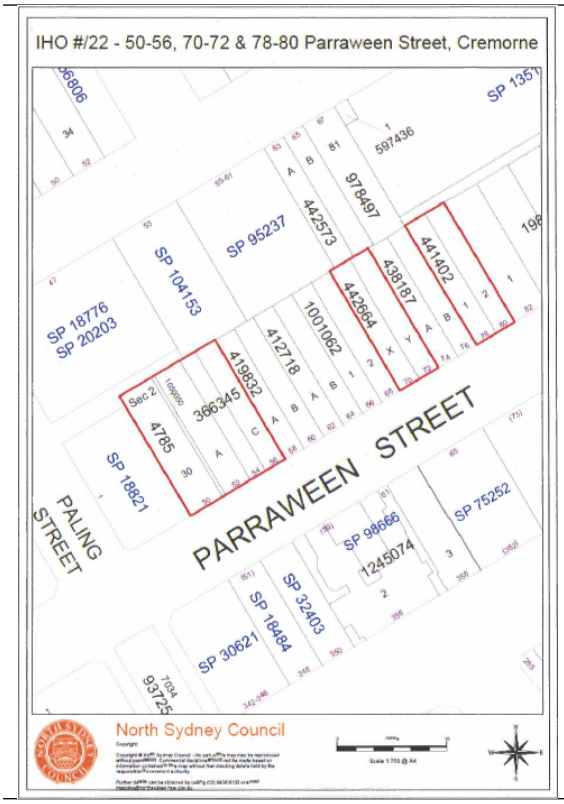
On 4 November 2022, Council received an 'Advice of application for a Complying Development Certificate' (CDC) from a registered certifier ("Beyond Certification") in relation to the proposed full or partial demolition of 23 dwellings and structures at 50 - 88 Parraween Street and 59 - 67 Gerard Street Cremorne. This established a clear 'threat of harm' to the subject sites. The application was subsequently withdrawn in April 2023.

Interim Heritage Orders (IHO)
In response to the 'threat of harm' to the subject sites, Council resolved at its extraordinary meeting of 7 November 2022 and its ordinary meeting of 14 November 2022 to support the issuing of IHOs: IHO 3/ 22 applying to 50, 52, 54, 56, 70,72, 78 and 80 Parraween Street, and IHO 4/22 applying to 82, 84, 86 and 88 Parraween Street.

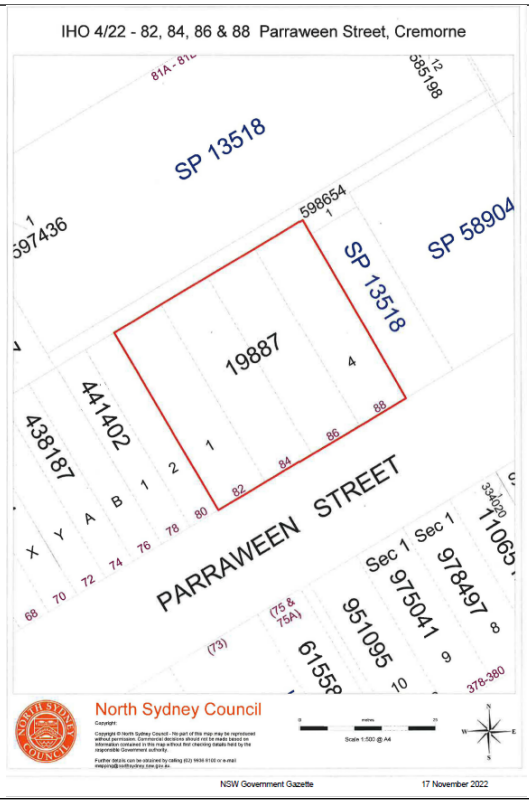
On 11 November 2022, the IHO (3/2022) applying to properties at 50, 52, 54, 56, 70, 72, 78 and 80 Parraween Street Cremorne was published in the NSW Government Gazette No. 531.

On 17 November 2022, the IHO (4/2022) applying to properties at 82, 84, 86 and 88 Parraween Street Cremorne was published in the NSW Government Gazette No. 534.

In the absence of a Council resolution to prepare a Planning Proposal to list these items as local heritage items, these IHOs will expire six months from the date they were published in the NSW Government Gazette, being 11 and 17 May 2023 respectively.



(A) IHO 3/22 – 11 November 2022



(B) IHO 4/22- 17 November 2022

Figure 1: Interim Heritage Order attachments

Class 1 Court proceedings – Court decision pending

On 22 November 2022, Skermanic Pty Ltd (owner of a large number of the subject sites) lodged a Class 1 Appeal (LEC 351880-22) relating to properties at 50, 52, 54, 56, 70,72, 78 and 80 Parraween Street Cremorne, seeking revocation of IHO 3/22.

On that same date, Council was served with another Class 1 Appeal (LEC 351906-22) relating to properties at 82, 84, 86 and 88 Parraween Street Cremorne, seeking revocation of IHO 4/22.

The court hearing for the Class 1 Appeals was scheduled to occur on 17 and 18 April 2023. On 17 April 2023, the court and the representatives of both parties inspected the subject sites, including 86 Parraween Street. This was the first opportunity for Council's heritage consultant to view the interior of this property. The scheduled Court hearing of 18 April 2023 was adjourned due to an unfortunate circumstance relating to the Commissioner's health.

These matters are ongoing and the Court's decision was still pending at the time this report was written.

Comments from the North Sydney Local Planning Panel

On 19 April 2023, the North Sydney Local Planning Panel (NSLPP) considered a report on this Planning Proposal. The Panel recommended that the Planning Proposal be deferred until the Court proceedings relating to the current appeal on the IHOs are finalised by the NSW Land and Environment Court.

The following is an extract from the Minutes of the NSLPP meeting of 19 April 2023 can be accessed via https://www.northsydney.nsw.gov.au/downloads/file/2367/nslpp-pp-minutes-19-april-2023.

Panel Recommendation:

> *In the circumstances that the Interim Heritage Order is the subject of an appeal to the NSW Land and Environment Court that has already commenced, although proceedings have been adjourned, the Panel considers that it would be inappropriate to make a recommendation to the Council at this point in time.*
>
> *Furthermore, the Panel is not in a position to provide advice or a recommendation to the Council on the local heritage significance of the dwellings given the contradictory heritage advice that has been provided by Council's consultant heritage expert and the Applicant's heritage expert.*
>
> *Given the above the Panel considers the Planning Proposal initiated by Council in its resolution of 10 January 2022 should be deferred to allow the current appeal on the IHO to be determined prior to this panel making a recommendation to the Council.*
>
> *Similarly, with respect to the issue of rezoning the subject sites from R4 to R3 it follows that the Panel considers this premature given the need to have regard to the outcome of the IHO appeal and proposed heritage listings.*
>
> *In the event the appeal is discontinued it is recommended the Council have its consultant's heritage study peer reviewed by another heritage consultant. Such a review should also provide information in the context of an assessment of the Local Government Area with existing comparable items. The findings of such a review can then be also considered before proceeding with a draft LEP amendment to the heritage schedule.*
>
> *If the Council's decision is to defer the matter, the Panel will reconsider the matter when the above information is at hand and this will also inform the site specific and strategic merit.*

Report

1. Applicant of the Planning Proposal

The Planning Proposal has been prepared by North Sydney Council.

2. Local Context – Parraween Street, Cremorne

The subject sites are located along the northern side of Parraween Street, between Paling Street and Langley Avenue in Cremorne. Access to the sites is directly via Parraween Street. The section of Parraween Street between Paling Street and Langley Avenue is characterised predominantly by a group of single storey dwelling houses. The remainder of Parraween Street consists of town houses and residential flat buildings.

The southern side of Parraween Street consists of four to five storey mixed-use developments. The Hayden Orpheum Picture Palace is located within the vicinity and is a local heritage item.



Figure 2: location map

3. Site Description

The legal property description of the sites is outlined in Table 1:

TABLE 1: Property Description		
Address	**Land owners**	**Lot and DP**
50 Parraween Street	Private owner	Lot 30 Section 2 DP4785 and Lot 1 DP1050050
52 Parraween Street	Skermanic Pty Ltd	Lot A DP 366345
54 Parraween Street		Lot B DP 366345
56 Parraween Street		Lot C DP 366345
58 Parraween Street		Lot A DP419832
60 Parraween Street		Lot B DP419832
62 Parraween Street		Lot A DP412718
64 Parraween Street		Lot B DP412718
66 Parraween Street		Lot 1 DP1001062

TABLE 1: Property Description		
Address	**Land owners**	**Lot and DP**
68 Parraween Street		Lot 2 DP1001062
70 Parraween Street		Lot X DP 442664
72 Parraween Street		Lot Y DP 442664
74 Parraween Street	Private owner	Lot A DP438187
76 Parraween Street	Skermanic Pty Ltd	Lot B DP438187
78 Parraween Street	Private owner	Lot 1 DP 441402
80 Parraween Street	Skermanic Pty Ltd	Lot 2 DP 441402
82 Parraween Street		Lot 1 DP 19887
84 Parraween Street		Lot 2 DP 19887
86 Parraween Street		Lot 3 DP 19887
88 Parraween Street		Lot 4 DP 19887

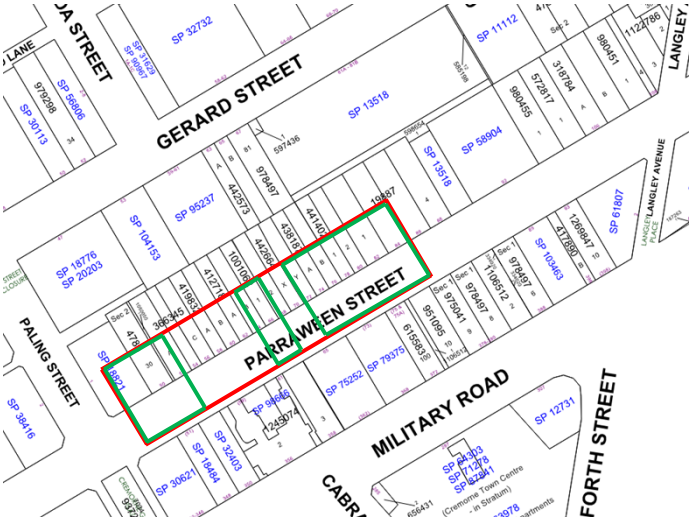


FIGURE 3: Subject lots are shown in red. The proposed heritage items are shown in green.

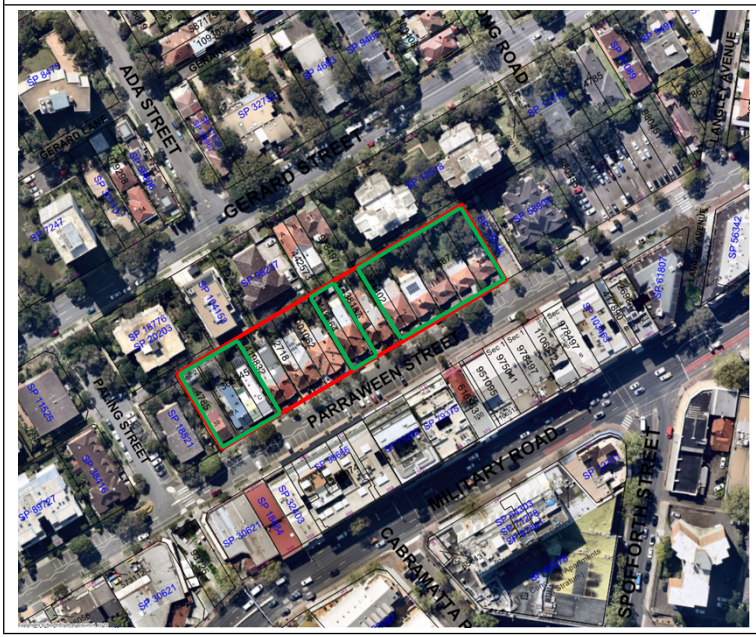


FIGURE 4: Aerial Photo Subject lots are shown in red. The Proposed heritage items are shown in green.

The properties at 50 - 56 Parraween Street contain a group of late Victorian vernacular

cottages, and one of the oldest surviving buildings of the locality of Parraween Street, east of Paling Street (Figure 5-14). The properties at 70 and 72 comprise a pair of single storey Federation cottages of unusual configuration presenting as a single dwelling, with typical Federation details. (Figure 15-18). The properties at 78 and 80 Parraween Street contain a pair of substantially intact, modest, semi-attached, single storey Federation bungalows of high integrity (Figure 19-21). The properties at 82, 84, 86, and 88 Parraween Street contain single storey Federation cottages constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development (Figure 22-27).



Figure 5: 50 Parraween Street

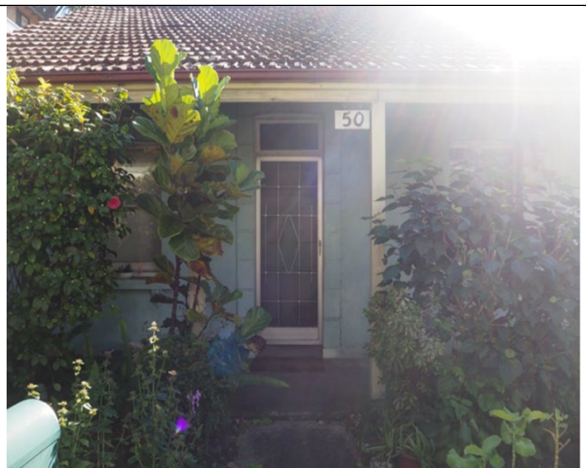


Figure 6: 50 Parraween Street



Figure 7: 50-56 Parraween Street



Figure 8: 52 Parraween Street



Figure 9: 52 Parraween Street



Figure 10: 52 Parraween Street



Figure 11: 54 Parraween Street



Figure 12: 54 Parraween Street



Figure 13: 56 Parraween Street



Figure 14: 56 Parraween Street



Figure 15: 70 Parraween Street



Figure 16: 70 Parraween Street



Figure 17: 72 Parraween Street



Figure 18: 72 Parraween Street



Figure 19: 78 - 80 Parraween Street



Figure 20: Front Elevation of 78 Parraween Street



Figure 21: Frontage of 80 Parraween Street, with 82 Parraween Street



Figure 22: 82 Parraween Street



Figure 23: 82 Parraween Street





Figure 24: 84 Parraween Street	Figure 25: 84 Parraween Street
	
Figure 26: 88 Parraween Street	*Figure 27: 88 Parraween Street*

4. Description Of Proposal

Planning Proposal (PP 3/23) seeks to amend NSLEP 2013 such that the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86, and 88 Parraween Street Cremorne are identified as heritage items of local significance through their listing within Schedule 5 - Environmental Heritage and identification on the Heritage Map.

To achieve the intent of the proposed heritage listing, this Planning Proposal also intends to rezone the subject site comprising 20 properties (50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, and 88 Parraween Street Cremorne) from Zone R4 High Density Residential to Zone R3 Medium Density Residential. and apply the corresponding maximum height of building controls on the subject sites from 12m to 8.5m.

To achieve the intended outcomes, the proposed amendments to NSLEP 2013 as they relate to this Planning Proposal are to amend the North Sydney LEP 2013:

- Heritage Map to include twelve (12) new local heritage items within the subject site (Figure 28);
- Land Zoning Map to rezone the subject site from Zone R4 High Density Residential to Zone R3 Medium Density Residential (Figure 30), applying to 20 properties; and
- Height of Building Map applying to the subject site from 12m to 8.5m (Figure 32), applying to 20 properties.

4.1. Amendments to Heritage Map and Schedule 5 - Environmental Heritage

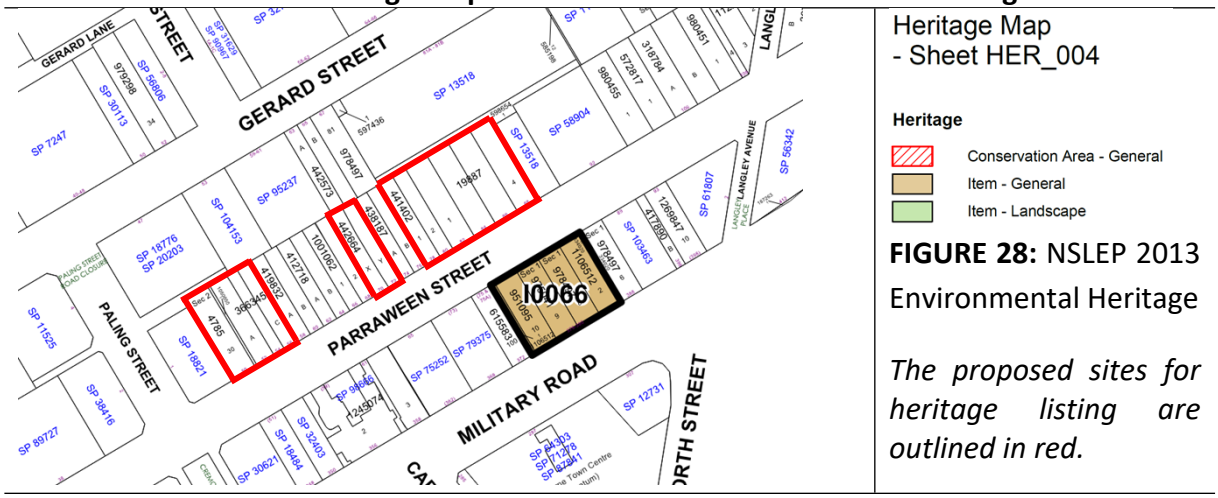


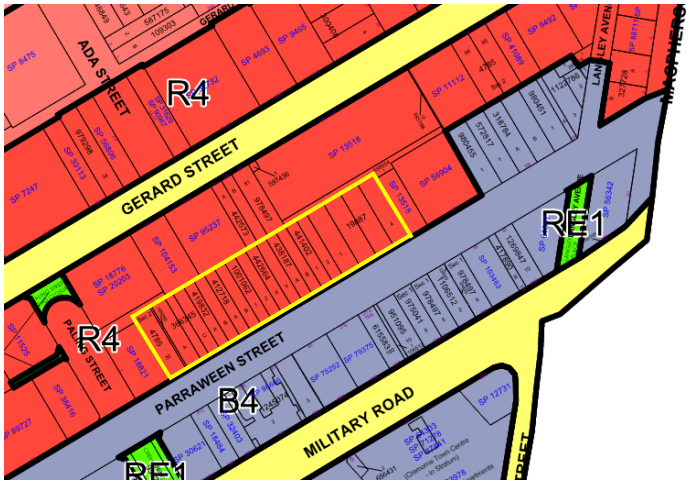
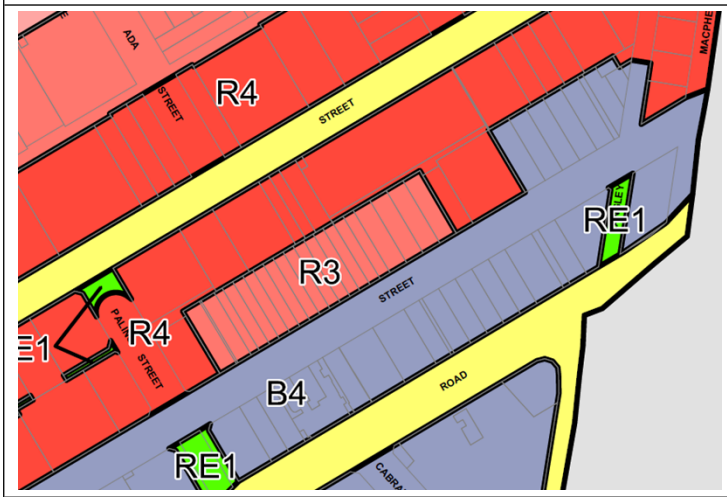
FIGURE 28: NSLEP 2013 Environmental Heritage

The proposed sites for heritage listing are outlined in red.

The proposal requires the amending of Schedule 5 - Environmental Heritage by way of inclusion of the following new items within Schedule 5 as follows in Table 2 (blue underline represents an insertion):

TABLE 2: Proposed Schedule 5 Additions					
Locality	***Item Name***	***Address***	***Property description***	***Significance***	***Item No.***
Cremorne	*House (Parraween Street Group)*	*50 Parraween Street*	*Lot 30 Section 2 DP4785 and Lot 1 DP1050050*	*Local*	*I1147*
Cremorne	*House (Parraween Street Group)*	*52 Parraween Street*	*Lot A DP 366345*	*Local*	*I1148*
Cremorne	*House (Parraween Street Group)*	*54 Parraween Street*	*Lot B DP 366345*	*Local*	*I1149*
Cremorne	*House (Parraween Street Group)*	*56 Parraween Street*	*Lot C DP 366345*	*Local*	*I1150*
Cremorne	*House (Federation semi-attached bungalows)*	*70 Parraween Street*	*Lot X DP 442664*	*Local*	*I1151*
Cremorne	*House (Federation semi-attached bungalows)*	*72 Parraween Street*	*Lot Y DP 442664*	*Local*	*I1152*
Cremorne	*House (Federation semi-attached bungalows)*	*78 Parraween Street*	*Lot 1 DP 441402*	*Local*	*I1153*
Cremorne	*House (Federation semi-attached bungalows)*	*80 Parraween Street*	*Lot 2 DP 441402*	*Local*	*I1154*
Cremorne	*House*	*82 Parraween Street*	*Lot 1 DP 19887*	*Local*	*I1155*
Cremorne	*House*	*84 Parraween Street*	*Lot 2 DP 19887*	*Local*	*I1156*
Cremorne	*House*	*86 Parraween Street*	*Lot 3 DP 19887*	*Local*	*I1157*
Cremorne	*House*	*88 Parraween Street*	*Lot 4 DP 19887*	*Local*	*I1158*

4.2. Amendments to Zoning and Maximum Height of Buildings Maps

	**FIGURE 29:** Existing Zoning Map (Subject site is shown in yellow in Zone R4 High Density Residential)
	**FIGURE 30**: Proposed Zoning Map (Subject site is proposed to be rezoned to Zone R3 Medium Density Residential)
	**FIGURE 31:** Existing Maximum Height of Building Map (Subject site is shown in red – current Maximum Building Height limit is 12m)
	**FIGURE 32:** Proposed Maximum Height of Building Map (A maximum Building Height limit of 8.5m is proposed)

5. Strategic Merit Assessment

5.1. Greater Sydney Regional Plan (A Metropolis of Three Cities)

Metropolis of Three Cities (Regional Plan). The Plan sets a 40-year vision (to 2056) and establishes a 20-year Plan to manage growth and change for Greater Sydney within an infrastructure and collaboration, liveability, productivity and sustainability framework.

The Regional Plan is guided by a vision of three cities where most people live within 30 minutes of their jobs, education and health facilities, services and great places. The Regional Plan aims to provide an additional 725,000 new dwellings and 817,000 new jobs to accommodate Sydney's anticipated population growth of 1.7 million people by 2036.

Objective 13 of the Metropolitan Plan is relevant to the Planning Proposal:

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

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

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

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

5.2. North District Plan

In March 2018, the NSW Government released the North District Plan. The Plan provides the direction for implementing the Greater Sydney Regional Plan: *A Metropolis of Three Cities* at a district level and sets out strategic planning priorities and actions for the North District.

Planning Priority N6 of *North District Plan* is relevant to the Planning Proposal:

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

The Planning Proposal is therefore consistent with of the North District Plan, as it will:

- identify, conserve and enhance environmental heritage in the Cremorne area; and
- preserve and celebrate the character of Cremorne and its people.

5.3. North Sydney Local Strategic Planning Statement (LSPS)

Council's Local Strategic Planning Statement (LSPS) outlines the desired future direction for housing, employment, transport, recreation, environment and infrastructure and is used to guide the content of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP) and support Council's consideration and determination of any proposed changes to development standards under the LEP via Planning Proposals. An assessment of the proposal

against relevant North Sydney LSPS local planning priorities is undertaken in Table 3.

TABLE 3: Compliance with *North Sydney Local Strategic Planning Statement*	
Local Planning Priority	**Comment**
I1 – Provide infrastructure and assets that support growth and change	N/A
I2 – Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places.	N/A
L1 – Diverse housing options that meet the needs of the North Sydney community	N/A
L2 – Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community.	N/A
L3 – Create great places that recognise and preserve North Sydney's distinct local character and heritage.	The proposed heritage listing is generally consistent with standards set out by NSW Heritage. The proposal identifies and preserves the environmental heritage in the Cremorne area and will allow Cremorne to retain its character and heritage.
P1 – Grow a stronger, more globally competitive North Sydney CBD	N/A
P2 – Develop innovative and diverse business clusters in St Leonards/Crows Nest	N/A
P3 – Enhance the commercial amenity and viability of North Sydney's local centres.	The proposal will not unduly restrict the commercial viability of Parraween Street, given that the northern part of Parraween Street is residential in nature.
P4 – Develop a smart, innovative, and prosperous North Sydney economy.	N/A
P5 – Protect North Sydney's light industrial and working waterfront lands and evolving business and employment hubs.	N/A
P6 – Support walkable centres and a connected, vibrant, and sustainable North Sydney.	N/A
S2 – Provide a high quality, well-connected and integrated urban greenspace system.	N/A
S3 – Reduce greenhouse gas emissions, energy, water, and waste.	N/A
S4 – Increase North Sydney's resilience against natural and urban hazards	N/A

5.4. North Sydney Local Housing Strategy (LHS)

The North Sydney Local Housing Strategy (LHS), adopted on 25 November 2019 and approved

by the DPE in March 2021, establishes Council's vision for housing in the North Sydney LGA and provides a link between Council's vision and the housing objectives and targets set out in the GSC's *North District Plan.* It details how and where housing will be provided in the North Sydney LGA over the next 20 years, having consideration of demographic trends, local housing demand and supply, and local land-use opportunities and constraints.

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

This Planning Proposal notes that Council's LHS intends to continue to rely on existing capacity within residential-zoned land LGA-wide to meet the future dwelling targets of the North Sydney LGA.

A report was presented to Council on 12 December 2022 in response to the Mayoral Minute of 14 November 2022 which sought Council Officer's advice on the potential rezoning of the stretch of land on the eastern side of Parraween Street (between Langley Avenue and Paling Street) from existing Zone R4 High Density Residential to Zone R2 Low Density Residential. Council's LHS will continue to rely on the existing capacity within the residential-zoned land LGA-wide to help meet the future dwelling targets of the North Sydney LGA. In order to ensure that Council's land-use decisions are consistent with the intent of Council's LHS, the Council officer's report of 12 December 2022 recommended that any potential zoning changes would best be addressed once a clearer position on heritage status/values of the site are established.

Council's internal built form analysis has indicated that a modest loss in the gross floor area (GFA) is likely to occur due to the potential rezoning of the subject site to Zone R3 Medium Density Residential and the reduction in height limit. Council is of opinion that the proposed intensification of Council's Strategic Centres, St Leonards and Crows Nest Planned Precinct, and the North Sydney Civic Precinct, can absorb the anticipated minor GFA loss arising from this Planning Proposal.

The minor inconsistency with North Sydney LHS is therefore considered to be adequately justified.

5.5. State Environmental Planning Policies (SEPPs)

There are no specific SEPPs that directly relate to this planning proposal. As this planning proposal does not affect the attainment of the SEPP's aims and objectives, the Planning Proposal is considered to be generally consistent with the SEPPs.

5.6. Section 9.1 Local Planning Directions

Section 9.1 of the Environmental Planning and Assessment (EP&A) Act enables the Minister for Planning to issue directions regarding the content of Planning Proposals. There are a number of Section 9.1 Local Planning Directions (previously known as Ministerial Directions) that require certain matters to be addressed if they are affected by a Planning Proposal. Each Planning Proposal must identify which Section 9.1 Local Planning Directions are relevant to the proposal and demonstrate how they are consistent with that Direction.

This Planning Proposal is generally consistent with all but one applicable Local Planning Directions, that being a minor inconsistency with Direction 6.1 Residential Zones**.** The minor inconsistency is addressed below.

The objectives of Direction 6.1 Residential Zones are to encourage a variety and choice of housing types to provide for existing and future housing needs, and to not contain provisions which will reduce the permissible residential density of land.

As the Planning Proposal seeks to downzone the subject sites from Zone R4 High Density to Zone R3 Medium Density Residential, this Planning Proposal would have an effect of reducing the potential permissible residential density of the land.

A report was presented to Council on 12 December 2022 in response to the Mayoral Minute of 14 November 2022 which sought Council Officers' advice on the potential rezoning of the land on the eastern side of Parraween Street (between Langley Avenue and Paling Street) from existing Zone R4 High Density Residential to Zone R2 low density.

Council's LHS will continue to rely on the existing capacity within the residential zoned land LGA-wide to help meet the future dwelling targets of the North Sydney LGA. In order to ensure that the Council's land use decisions are consistent with the intent of Council's Housing Strategy, Council officer's report of 12 December 2022 recommended that any potential zoning changes would best be addressed once a clearer position on heritage status/values are established.

The proposed Zone R3 Medium Density Residential encourages a variety and choice of housing types for the locality including attached dwellings, boarding houses, dual occupancies (attached), dwelling houses, group homes, multi dwelling housing, residential flat buildings (although this use is proposed to be removed via PP-2022-1167 which was finally endorsed by Council on 13 March 2023), respite day care centres, semi-detached dwellings, seniors housing etc. Zone R3 Medium Density Residential is considered the most compatible with the surrounding R4 High Density Residential zone to address zone interface issues in the context of the heritage listing of the subject properties.

The proposed zoning will ensure that a modest level of infill development and increased density can remain permissible within the subject sites and that any future development application(s) would result in modest and manageable impacts to the proposed heritage items. It should be further noted that retaining the existing R4 High Density Residential Zone and 12m height limit may result in a fundamental conflict and inappropriate interface with future listed heritage items.

Council officers have undertaken a built form analysis to investigate potential implications of the proposed rezoning of selected properties which are subject of this Planning Proposal. The built form analysis has indicated that a modest loss in the potential GFA will arise if the subject land is rezoned to Zone R3 Medium Density Residential. Council is of opinion that the proposed intensification of Council's Strategic Centres, St Leonards and Crows Nest Planned Precinct and the North Sydney Civic Precinct can absorb the anticipated minor GFA loss arising

from this Planning Proposal. In this regard, the minor inconsistency with Local Planning Direction 6.1 Residential Zones is therefore adequately justified.

6. Site Specific Merit Assessment - Heritage Context and Justification

Heritage Assessment Report - October 2022

The Heritage Assessment Report of October 2022 considered the history of the properties, historical development of the area and physical evidence. An Assessment of Significance was undertaken in accordance with the Australia ICOMOS Burra Charter 2013 and NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage for Conservation Areas* for Parraween Street. The report made the following key recommendations:

- that the dwellings at 50, 52, 54, and 56 Parraween Street Cremorne warrant listing as local heritage items, either individually or as a group, under Schedule 5 of the North Sydney Local Environmental Plan 2013;
- that the dwellings at 70 and 72 Parraween Street Cremorne warrant listing as local heritage items, under Schedule 5 of the North Sydney Local Environmental Plan 2013;
- that the dwellings at 78 and 80 Parraween Street, Cremorne warrant listing as local heritage items, under Schedule 5 of the North Sydney Local Environmental Plan 2013; and
- that further research be undertaken into the history of the Harbutt Brothers and in particular the work of Helier Harbutt, including identifying the location of surviving examples of his earl 20th century developments, in the context of potential heritage dwellings at 82 - 88 Parraween Street Cremorne.

Addendum Heritage Assessment Report, March 2023

An Addendum Heritage Assessment Report was completed in March 2023, following an internal inspection of all properties (except for 86 Parraween Street) which were the subject of the IHOs.

The addendum report included a revised statement of heritage significance of the properties in accordance with the standard criteria established in the NSW Heritage Office guidelines. These guidelines provide the framework for heritage assessment and incorporate the five types of cultural heritage values identified in the Burra Charter into a structured framework.

A detailed assessment against this framework can be found in section 4 on pages 61-87 of the LSJ March 2023 report. The assessment concluded that the following group, pair, and individual items meet the criterion for heritage listing under Schedule 5 of the North Sydney Local Environmental Plan 2013 at a local level:

- 50, 52, 54 and 56 Parraween Street warrant listing as a local heritage item (group listing);
- 70 and 72 Parraween Street warrant listing as local heritage item (group listing);
- 78 and 80 Parraween Street warrant listing as local heritage item (group listing); and

- 82, 84, and 88 Parraween Street warrant listing as local heritage items (individual listings).

Addendum Heritage Assessment Report - No 86 Parraween Street, 18 April 2023

On 17 April 2023, as part of the Class 1 Appeal Court Proceedings against the IHOs, the interiors of the affected properties (including 86 Parraween Street) were inspected by the Court and representatives of both parties. This was the first opportunity for Council's heritage consultant to view the interior of that property.

The inspection revealed sufficient information to establish that 86 Parraween Street is worthy of identification as a local heritage item. The addendum heritage assessment of this property dated 18 April 2023, supports the heritage significance of this item. It found that 86 Parraween Street is considered to be of historical, associational, aesthetic, and representational significance.

On the basis of the above, it was recommended that 86 Parraween Street be included as a local heritage item in the Council's LEP 2013.

The paragraphs below are extracted from the heritage assessment reports which summarise the heritage significance of the subject properties:

50 and 52 - 56 Parraween Street Cremorne- Summary Statement of Heritage Significance

The group of four cottages at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The group consists of four relatively intact late Victorian cottages, developed for the working classes, displaying modest Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details (both internally and externally).

Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of cottages are of historical significance as evidence of the earliest phase of development within the Parraween Estate. The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street. As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.

70 and 72 Parraween Street Cremorne- Summary Statement of Heritage Significance

Nos. 70 and 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their relative rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation cottages of high integrity to their original configuration and detailing (externally and

internally). Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.

The pair of bungalows are also representative of a type of modest housing, erected in the early 20th century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets.

Internally, the cottages retain original features including timber joinery, four panelled doors with fanlights, moulded skirtings, picture rails, ceiling roses and timber mantelpieces. No. 70 retains its original, tiled fireplace and hearth.

Forming part of a larger group of similar types of pairs of cottages along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the streetscape due to their relative intactness, form, Federation details, integrity and historical character.

78 and 80 Parraween Street Cremorne- Summary Statement of Heritage Significance

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration and detailing.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The pair of bungalows are representative of modest Federation style housing, erected in the early 20th century to accommodate local workers. Retaining a number of key style characteristics of the Federation style, the houses are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets.

Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair. Internally, both houses remain substantially intact in configuration and detailing to the main body of the bungalows.

Forming part of a row of pairs of semi-attached cottages along Parraween Street of mixed intactness and integrity built by local building contractor Charles Blackman (Nos. 58 to 80 Parraween Street), Nos. 78 & 80 Parraween Street are of a notably different

form and make a strong contribution to the streetscape due to their relative intactness and integrity, Federation detailing, and historical character.

82 Parraween Street Cremorne- Summary Statement of Heritage Significance

No. 82 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.
Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.
As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 84, 86 and 88 Parraween Street), No. 82 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 82 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

84 Parraween Street Cremorne- Summary Statement of Heritage Significance

No. 84 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.
Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts &Crafts elements, including a roughcast rendered gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. The two surviving original ornate timber mantelpieces with tiled fireplace surrounds and hearths are noteworthy.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 86 and 88 Parraween Street), No. 84 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable

local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 84 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

86 Parraween Street Cremorne- Revised Summary Statement of Heritage Significance

No. 86 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) and for its associations with noted local builders and developers the Harbutt Brothers.

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, with arch brick window heads, exposed eaves rafters, tall face brick chimney with terracotta pots and inset verandah with chamfered timber posts, the cottage is a modest example of the type. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 88 Parraween Street), No. 86 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 86 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

88 Parraween Street Cremorne- Summary Statement of Heritage Significance

No. 88 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character. Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch

headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 86 Parraween Street), No. 88 Parraween Street, is representative of the work of the Helier and Percy Harbutt, local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 88 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

Having considered the detailed reports prepared by LSJ, Council Officers are satisfied that the relevant criteria as set out by the NSW Heritage Office, have been addressed. In accordance with legislative requirements, it is recommended that each property be listed individually in accordance with the requirements of the Standard (LEP) instrument order, however, some are recommended to also be grouped by name within the Heritage schedule, consistent with the recommendations of LSJ.

Having considered the detailed heritage assessment reports prepared by LSJ, Council Officers are satisfied that the subject sites satisfactorily address the relevant criteria set out by the NSW Heritage Office for consideration of these items as local heritage items.

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
50 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
52 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
54 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
56 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
70 Parraween St	Early 20th	Fed	H	√	X	√	X	√	√	√
72 Parraween St	Early 20th	Fed	H	√	X	√	X	√	√	√
78 Parraween St	Early 20th	Fed	H	√	X	√	X	√	X	√
80 Parraween St	Early 20th	Fed	H	√	X	√	X	√	X	√
82 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
84 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
86 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
88 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√

Figure 33: Summary of assessment of heritage significance, 20 April 2023

Options

Council has the following options in relation to this matter:

1. Do nothing/take no action and abandon the Council initiated Planning Proposal.
2. Delay the endorsement of Planning Proposal to another Council meeting in the future.
3. The recommended option.

These options are assessed in the table below.

Option	Finance/Resourcing	Risk/Opportunity	Consultation
1.	Taking no action will have a negligible financial/resourcing impact.	Not endorsing the Planning Proposal and abandoning the Planning Proposal would mean that the temporary protection currently being offered by the IHOs (a maximum of 6 months in the absence of Council resolution to prepare a Planning Proposal) would lapse on 11 and 17 May 2023. Upon the expiry of the IHOs, demolition of the subject sites can be sought via a new application under the Complying Development Code. Council has no authority to issue an IHO twice on the same property.	Beyond this report, consultation would not be required should the Planning Proposal be abandoned.
2.	Delaying the endorsement of the Planning Proposal will not have a financial impact.	Delaying the endorsement of the Planning Proposal due to the pending court decision will have the same risk as noted under Option 1. The IHO will expire within 6 months of being made (11 and 17 May 2023) unless Council resolves to prepare a Planning Proposal to amend the NSLEP 2013 to list these properties as heritage items. After the expiry of the IHOs an application under the	Delaying the endorsement of the Planning Proposal would delay the exhibition of the Planning Proposal, a key milestone for a comprehensive community/ stakeholder consultation and engagement.

Option	Finance/Resourcing	Risk/Opportunity	Consultation
		CDC may seek demolition of the subject items. The intended amendment of the LEP requires completion of a number of milestones including obtaining Gateway Determination from the DPE, exhibition of the Planning Proposal and endorsement of the exhibited Planning Proposal by Council prior to the expiry of IHO in November 2023.	
3.	Pursuing the recommended action will have negligible financial/resourcing impacts.	Endorsing the Planning Proposal to progress it to the DPE to seek Gateway Determination means Council could achieve key milestones as stipulated in Part 6: Project Timeline of the attached Planning Proposal, to ensure the subject items are listed in Council's LEP 2013 prior to expiry of IHOs. All matters arising from the Class 1 Court proceedings can be appropriately managed by the DPE at the Gateway Determination.	A comprehensive community and stakeholder consultation and engagement would occur in accordance with the requirements set by the DPE in Gateway Determination to be issued.

Option 3, is recommended for the following reasons:

- Pursuing Option 3 will have negligible financial/resourcing impacts as the resourcing requirement is being met by an existing work program of the Strategic Planning Team.

- Option 3 is fundamentally a policy response in order to continue protection to the subject sites against demolition by listing them as heritage items in Council's LEP prior to expiry of IHOs. Council has no authority to reissue another IHO after the expiry date. Failure to identification of the subject sites as heritage items means a new application under the Complying Development Code can seek demolition of these items upon the

expiry of the IHOs. The associated amendments to the existing zone and maximum height of building intend to minimise future built form conflicts for the heritage items.

- Although Council has received some community responses in relation to the Planning Proposal, a comprehensive community/stakeholder consultation and engagement would occur in accordance with the requirements set by the DPE in Gateway Determination to be issued.

Consultation requirements

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the requirements by the DPE at the Gateway Determination stage.

Financial/Resource Implications

Progressing and finalising the plan making process for this Planning Proposal to amend NSLEP 2013 in the manner proposed represents a modest investment in Council resources. This can be accommodated within existing budget lines.

Legislation

The legislative requirements associated with Council issuing IHOs have been met until this part of the process in accordance with the requirements under the Heritage Act 1977.
If the Planning Proposal is endorsed by Council to progress it to the DPE for a Gateway Determination, the LEP making process will proceed in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

Conclusion

The Council-initiated Planning Proposal (PP3/23) has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the DPE's guideline, 'Local Environmental Plan Making Guideline' (September 2022).

The Planning Proposal intends to amend Council's LEP 2013 to list the subject sites as local heritage items and amend the corresponding zoning and maximum height of building to better reflect a compatible built forms for heritage items.

It is noted that the Local Planning Panel at its meeting on 19 April 2023 recommended that the Planning Proposal be deferred until the Court proceedings are being finalised.
As the current IHOs would expire on 11 and 17 May 2023 (IHO 3/22 and 4/22 respectively) in the absence of Council resolution to prepare a Planning Proposal to list the heritage items, this report seeks Council endorsement of the Planning Proposal and resolution seeking its progression to Gateway Determination.

PLANNING PROPOSAL (PP 3/23)

50-88 Parraween Street, Cremorne

26 April 2023

1 Executive Summary

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

The primary intent of the Planning Proposal is to identify twelve (12) properties in Parraween Street, Cremorne as new local heritage items within Schedule 5 – Environmental Heritage under NSLEP 2013. The properties are 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street in Cremorne.

In order to achieve the intent of the proposed heritage listing, the Planning Proposal also intends to rezone the subject site between 50-88 Parraween Street (inclusive of 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street) from Zone R4 High Density Residential to Zone R3 Medium Density Residential and amend the corresponding maximum height of building controls from 12m to 8.5m accordingly.

The need for the Planning Proposal has arisen from the recommendations of a detailed heritage assessment undertaken by heritage consultant, Lucas Stapleton Johnson & Partners (LSJ). The assessment demonstrates that the subject sites meet the threshold for local heritage listing, consistent with the criteria set out by the NSW Heritage Office and therefore the subject sites have site-specific merit to support the progress of the proposal.

The proposed Zone R3 Medium Density Residential encourages a variety and choice of housing types and is considered the most compatible with the adjacent R4 High Density Residential to the north and B4 Mixed Use Development for addressing any zone interface issues in the future and underlying heritage significance of sites.
It is also noted that retaining the existing R4 High Density Residential Zone and 12m height limit may result in a fundamental conflict and inappropriate interface with future listed heritage items.

The subject sites are granted temporary protection via Interim Heritage Orders (IHO) which expire in November 2023 if Council resolves to prepare a Planning Proposal to list these items as heritage items. In the absence of Council resolution, an IHO will expire within 6 months from the date it was gazetted. The IHOs are a temporary response to the 'threat of harm' for potential full/partial demolition of the subject sites under the Complying Development Code and the intent of lodging a State Significant Development (SSD) for seniors living for which the owner has obtained SEARs (Secretary's Environmental Assessment Requirements) from the Department of Planning & Environment. The Planning Proposal however does not intend to prohibit the prospect of proposed seniors living as it is permissible under SEPP (Housing) 2021.

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Department of Planning and Environment's (DPE) document 'Local Environmental Plan Making Guideline' (September 2022).

2 BACKGROUND

Previous Heritage Studies

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

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

The subject sites were not previously been listed as heritage items, nor were these properties identified as potential heritage items in the previous heritage studies.

Notice of Motion as Matter of Urgency and Council Resolution, 10 January 2022

At its meeting of 10 January 2022, Council raised a Notice of Motion as Matter of Urgency – Creation of Heritage Conservation Area and resolved the following:

1. ***THAT*** *Council immediately commences a review of the creation of a Heritage Conservation Area, being the Parraween St Conservation Area to protect the characteristic buildings and history for the row of late 1800's and early 1900's federation detached and semi-detached cottages on the northern side of Parraween Street that extends from Paling Street to Macpherson Street.*

2. ***THAT*** *Council urgently receives appropriate advice by a person with the required knowledge and skills to assess if Council can establish an Interim Heritage Order (IHO) for the above properties to cover the period while Council reviews the establishment of the Heritage Conservation Area.*

Preliminary Interim Heritage Order Advice

Consistent with the resolution No. 2 of the Council Meeting of 10 January 2022, Council officers undertook an initial assessment of the matter to determine whether Council could potentially establish an Interim Heritage Order (IHO) for the properties on the northern side of Parraween Street.

On 14 March 2022, Council's Legal and Planning Committee considered a report to determine whether Council could potentially establish an IHO for the properties on the northern side of Parraween Street if heritage significance was established.
The report indicated that, notwithstanding any potential heritage value of the properties, the sites did not meet the criteria under Section 25(2) of the Heritage Act 1977 to establish an IHO as there was no immediate threat of harm at that time.

Ministerial Order authorising Council to make Interim Heritage Orders (IHOs)

On 12 July 2013, a Ministerial Order was gazetted which granted authorisation to all local councils in NSW to make Interim Heritage Orders (IHOs) in accordance with s.25 of the Heritage Act 1977 and subject to meeting the conditions listed in Schedule 2 of the Order. An Interim Heritage Order is a temporary measure that prohibits demolition of a building or structure, to enable a detailed heritage assessment to be made as to whether or not the building or place should be listed

under a local environmental plan. This authorisation to make an IHO was delegated to Council's General Manager by Council resolution on 17 March 2014.

Heritage Assessment Report, October 2022

In accordance with the resolution No. 1 of the Council Meeting of 10 January 2022, Council procured the services of a suitably qualified heritage consultant, Lucas Stapleton Johnson & Partners (LSJ) in May 2022 to undertake a heritage review of the properties along the northern side of Parraween Street in order to determine if the properties may potentially satisfy the criteria for heritage listing under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

The heritage review considered the history of the properties, historical development of the area and physical evidence. A comparative analysis of the subject properties in Parraween Street was undertaken as per Heritage NSW guidelines, the Australia ICOMOS Burra Charter 2013 and NSW Heritage publication Conservation Areas: Guidelines for Managing Change in Heritage for Conservation Areas.

In October 2022, Council received a heritage assessment report in response to Council's resolution of 10th January 2022. The report made the following key recommendations:

- That the dwellings at Nos. 50, 52, 54 and 56 Parraween Street, Cremorne warrant listing as local heritage items, either individually or as a group, under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- That the dwellings at Nos. 70 and 72 Parraween Street, Cremorne warrant listing as local heritage items, under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- That the dwellings at Nos. 78 and 80 Parraween Street, Cremorne warrant listing as local heritage items, under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- That further research be undertaken into the history of the Harbutt Brothers and in particular the work of Helier Harbutt, including identifying the location of surviving examples of his early 20th century developments, in the context of potential heritage dwellings at Nos. 82-88 Parraween Street, Cremorne.

Complying Development Certificate (CDC) Application, 4 November 2022

On 4 November 2022, Council received an 'Advice of application for a Complying Development Certificate' (CDC) from a registered certifier, in relation to the proposed full or partial demolition of dwellings and structures on land at Nos. 50-88 Parraween Street and Nos. 63-67 Gerard Street, Cremorne.

The 'Advice of Application' indicated that the proposal involves the seeking of 23 separate CDCs as outlined in Table 1.

TABLE 1: Proposed Complying Development Certificates		
Application No.	**Address**	**Description**
3023170-50CDC	50 Parraween St, Cremorne	Demolition of existing dwelling and structures
3023170-52CDC	52 Parraween St, Cremorne	Partial demolition of existing attached dwelling and demolition of shed
3023170-54CDC	54 Parraween St, Cremorne	Partial demolition of existing attached dwelling and demolition of structures
3023170-56CDC	56 Parraween St, Cremorne	Partial demolition of existing attached dwelling and demolition of structures
3023170-58CDC	58 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-60CDC	60 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-62CDC	62 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-64CDC	64 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-66CDC	66 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-68CDC	68 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-70CDC	70 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-72CDC	72 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-74CDC	74 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-76CDC	76 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-78CDC	78 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-80CDC	80 Parraween St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-82CDC	82 Parraween St, Cremorne	Demolition of existing dwelling and structures
3023170-84CDC	84 Parraween St, Cremorne	Demolition of existing dwelling and structures
3023170-86CDC	86 Parraween St, Cremorne	Demolition of existing dwelling and structures
3023170-88CDC	88 Parraween St, Cremorne	Demolition of existing dwelling and structures
3023170-G63CDC	63 Gerard St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-G65CDC	65 Gerard St, Cremorne	Partial demolition of existing semi-detached dwelling and demolition of structures
3023170-G67CDC	67 Gerard St, Cremorne	Demolition of existing dwelling and structures

The Advice of Application is required to be provided under clause 132 of the Environmental Planning and Assessment Regulation 2021 and prevents any certifier from issuing a CDC within 14 days of this notice.

Threat of Harm

As the subject items are not identified as heritage items or located within a heritage conservation area under an environmental planning instrument, these potential heritage items could at the time, be lawfully demolished as complying development under the Demolition Code to State Environmental Planning Policy (Exempt and Complying Development Code) 2008.

Intent of lodgement of an application for a State Significant Development, October 2022

On 24 October 2022, Pathways Residences (a seniors housing provider) obtained the Planning Secretary's Environmental Assessment Requirements (SEARS) from the DPE for demolition of the subject sites and construction of a seniors living. This State Significant Development proposed 60 independent living units contained within 2 x 4 storey buildings facing Parraween Street, a 6-8 storey building facing Gerard Street, and a residential aged care facility at 50-88 Parraween Street and 59-67 Gerard Street in Cremorne.

It is understood that the proposed SSD scheme has been discussed with the State Design Review Panel. The information presented by the owner's representative to the NSLPP meeting indicated that the SSD would require full/partial demolition of a number of dwellings to allow for a basement access for the seniors housing and the development itself.

Complying Development Certificate (CDC) Application, 4 November 2022

The receipt of the CDC notification (although withdrawn subsequently in April 2023) and the intent of applying for a State Significant Development (SEARs has been obtained), confirmed the likely demolition (both full and partial) of potential heritage items within the subject site, establishing a clear 'threat of harm' to the subject sites.

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

It is to be noted that Council has no authority to reissue another IHO after the existing ones expire in November 2023. Not having the LEP amended prior to this date means a new application under the Complying Development Code could seek demolition of the subject sites in December 2023.

At the time of preparation of this Planning Proposal, the Courts decision on the Class 1 Appeals against the IHOs were still pending.

Support to progress with IHO 3/2022 (50, 52, 54, 56, 70,72, 78 and 80 Parraween Street)

As a result of the potential issuing of a CDC for demolition, an extraordinary Council meeting was held on 7 November 2022. At this meeting, Council resolved to support the issuing of an IHO on Nos. 50, 52, 54, 56, 70,72, 78 and 80 Parraween Street as identified in the heritage assessment undertaken by LSJ.

On 9 November 2022, the General Manager considered the Heritage Review Report from LSJ together with a report prepared by Council staff on the matter which included an assessment of relevant matters against the Heritage Act, 1977 and Schedule 2 of the Order issued on 12 July 2013. Having considered the report, the General Manager under delegation, made the IHO on 9 November 2022 in accordance with Section 25 of the Heritage Act 1977 for Nos. 50, 52, 54, 56, 70,72, 78 and 80 Parraween Street, Cremorne.

Support to progress with IHO 4/2022 (Nos. 82, 84, 86 and 88 Parraween Street)

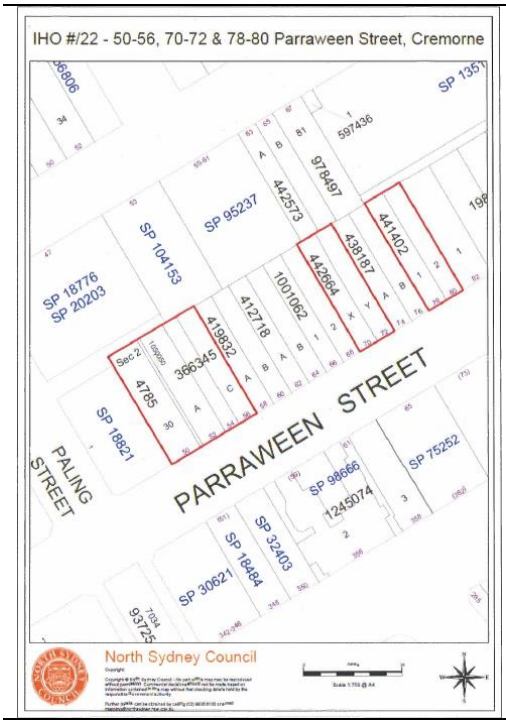
On 14 November 2022, Council considered a Mayoral Minute whereupon it resolved to issue an IHO on the Site and undertake further research to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20th century development of North Sydney Council LGA, as recommended by LSJ in October 2022.

In response to the Mayoral Minute of 14 November 2022, Council staff sought further heritage advice from LSJ who then provided an addendum advice on 15 November 2022 which confirmed that following further inquiry and investigation, the properties at No.82, 84, 86 and 88 Parraween Street, Cremorne are likely to be found to be of local heritage significance for their historical association and potentially aesthetic/technical significance.

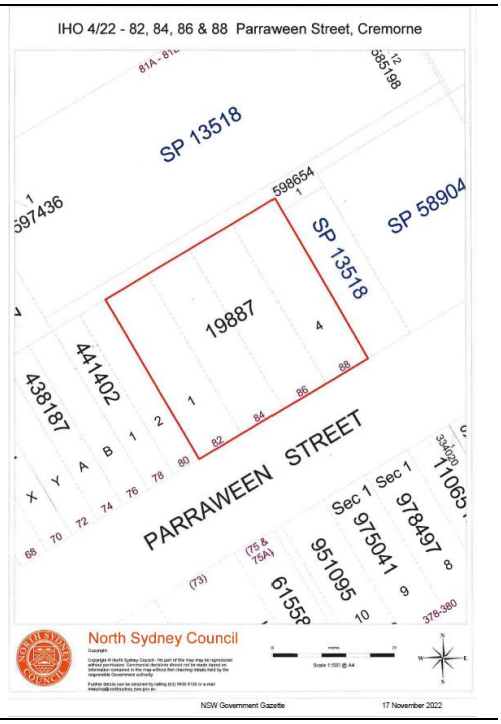
On 16 November 2022, the General Manager considered the Heritage Review Report from LSJ together with a report prepared by the Council Staff on the matter which included an assessment of matters against the Heritage Act, 1977 and Schedule 2 of the Order issued on 12 July 2013. Having considered the report, the General Manager under delegation made the IHO on 16 November 2022 in accordance with Section 25 of the Heritage Act 1977 for Nos. 82, 84, 86 and 88 Parraween Street, Cremorne.

Gazettal of IHOs on the NSW Government Gazette

On 11 November 2022, the IHO (3/2022) applying to properties at Nos. 50, 52, 54, 56, 70, 72, 78 and 80 Parraween Street, Cremorne was published on the NSW Government Gazette No. 531.



(A) IHO 3/22 – 11 November 2022



(B) IHO 4/22- 17 November 2022

FIGURE 1: Interim Heritage Orders attachments

On 17 November 2022, the IHO (4/2022) applying to properties at Nos. 82, 84, 86 and 88 Parraween Street, Cremorne was published on the NSW Government Gazette No. 534 applying to the Site.

Public Notification of IHOs

In accordance with Section (28) (1) (b) of the Heritage Act NSW 1977, public notification relating to the Gazettal of IHO on properties at Nos. 50, 52, 54, 56, 70, 72, 78 and 80 Parraween Street, Cremorne was provided via:

- A public notice on Council website on 11 November 2022;
- A public notice on Mosman Daily edition of 17 November 2022; and
- Letters to the affected property owners on 18 November 2022.

In accordance with Section (28) (1) (b) of the Heritage Act NSW 1977, public notification relating to the Gazettal of IHO on properties at Nos. 82, 84, 86 and 88 Parraween Street, Cremorne was provided via:

- A public notice on Council website on 17 November 2022;
- Letters to the affected property owners on 18 November 2022; and
- A public notice on Mosman Daily edition of 24 November 2022.

Court Proceedings

On 22 November 2022, Council was served with a Class 1 Appeal (LEC 351880-22) by the applicant (Skermanic Pty Ltd) relating to the properties at Nos. 50, 52, 54, 56, 70,72, 78 and 80 Parraween Street, Cremorne seeking the revocation of the IHO.

On that same date, Council was served with another Class 1 Appeal (LEC 351906-22) relating to the properties at Nos. 82, 84, 86 and 88 Parraween Street, Cremorne seeking the revocation of the IHO.

The Court hearing for the Class 1 Appeals were scheduled to occur on 17 and 18 April 2023. On 17 April 2023, the Court and the representatives of both parties inspected the subject sites, including No. 86 Parraween Street. This was the first opportunity for Council's heritage consultant to view the interior of this property. The scheduled Court hearing of 18 April 2023 was adjourned due to an unfortunate circumstance relating to the Commissioner's health.

These matters are on-going and the Court's decision was still pending at the time this Planning Proposal was prepared.

3 SITE & LOCALITY

3.1 Site Description

The sites are located along the northern side of Parraween Street, between Paling Street and Langley Avenue in Cremorne. Access to the sites is directly via Parraween Street. The legal property description of the sites is outlined in Table 2:

		***TABLE 2:* Property Description**
Address		**Lot and DP**
50 Parraween Street	Private owner	Lot 30 Section 2 DP4785 and Lot 1 DP1050050
52 Parraween Street	Skermanic Pty Ltd	Lot A DP 366345
54 Parraween Street		Lot B DP 366345
56 Parraween Street		Lot C DP 366345
58 Parraween Street		Lot A DP419832
60 Parraween Street		Lot B DP419832
62 Parraween Street		Lot A DP412718
64 Parraween Street		Lot B DP412718
66 Parraween Street		Lot 1 DP1001062
68 Parraween Street		Lot 2 DP1001062
70 Parraween Street		Lot X DP 442664
72 Parraween Street		Lot Y DP 442664
74 Parraween Street	Private owner	Lot A DP438187
76 Parraween Street	Skermanic Pty Ltd	Lot B DP438187
78 Parraween Street	Private owner	Lot 1 DP 441402
80 Parraween Street	Skermanic Pty Ltd	Lot 2 DP 441402
82 Parraween Street		Lot 1 DP 19887
84 Parraween Street		Lot 2 DP 19887
86 Parraween Street		Lot 3 DP 19887
88 Parraween Street		Lot 4 DP 19887

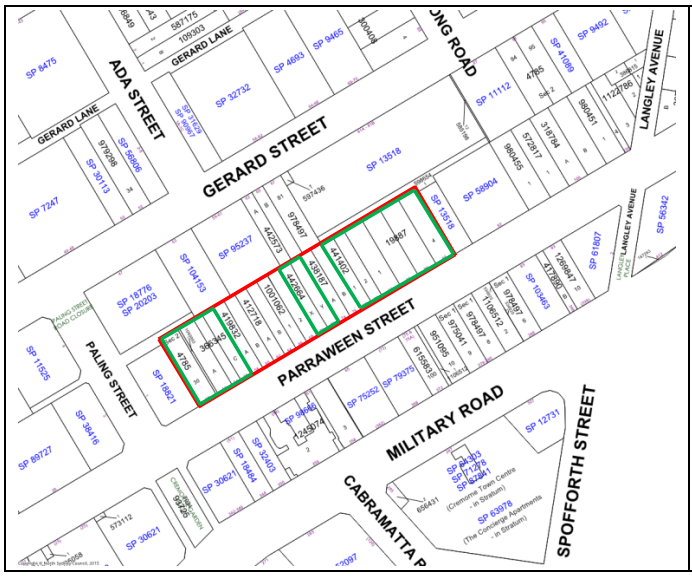


FIGURE 3: Subject lots are shown in red. The proposed heritage items are shown in green.

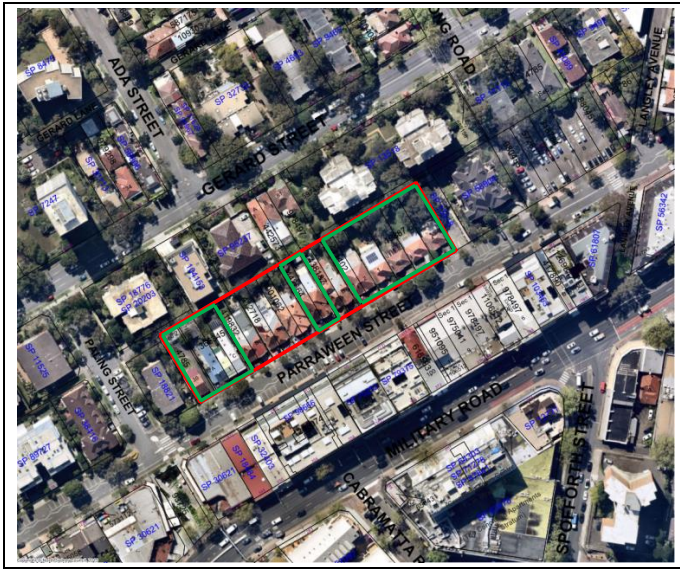


FIGURE 4: Aerial Photo
Subject lots are shown in red. The Proposed heritage items are shown in green.

The properties at 50-56 Parraween Street contain a group of late Victorian vernacular cottages, one of the oldest surviving buildings of the locality of Parraween Street, east of Paling Street (Figure 5-14). The properties at 70 and 72 comprise a pair of single storey Federation cottages of unusual configuration presenting as a single dwelling, with typical Federation details. (Figure 15-18). The properties at 78 and 80 Parraween Street contain a pair of substantially intact, modest, semi-attached, single storey Federation bungalows of high integrity (Figure 19-21). The properties at 82, 84, 86 and 88 Parraween Street contain single storey Federation cottages constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development (Figure 22-27).



FIGURE 5: 50 Parraween Street

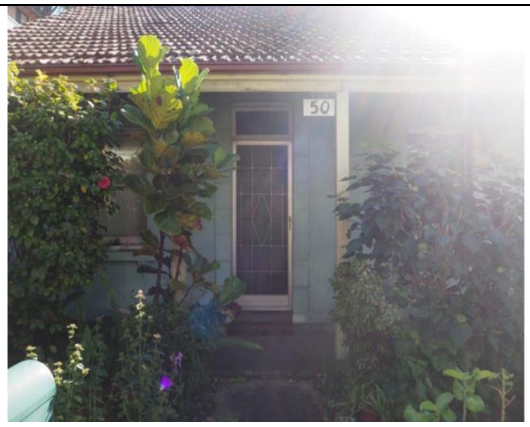


FIGURE 6: 50 Parraween Street



FIGURE 7: 50-56 Parraween Street, Cremorne



FIGURE 8: 52 Parraween Street, Cremorne



FIGURE 9: 52 Parraween Street



FIGURE 10: 52 Parraween Street



FIGURE 11: 54 Parraween Street



FIGURE 12: 54 Parraween Street



FIGURE 13: 56 Parraween Street



FIGURE 14: 56 Parraween Street



FIGURE 15: 70 Parraween Street



FIGURE 16: 70 Parraween Street



FIGURE 17: 72 Parraween Street



FIGURE 18: 72 Parraween Street

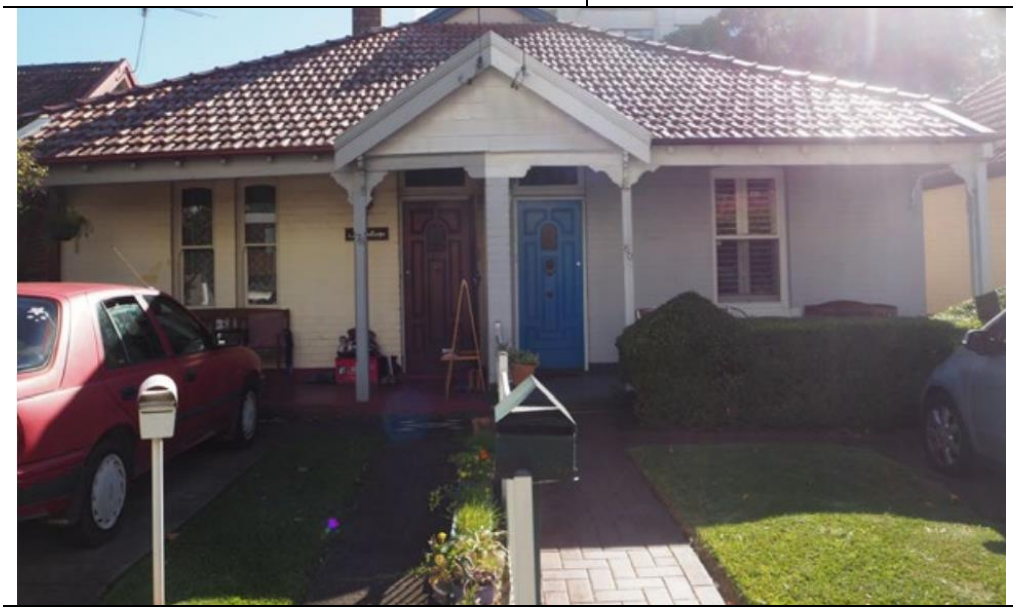


FIGURE 19: 78 - 80 Parraween Street, Cremorne



FIGURE 20: Front elevation of No. 78 Parraween Street, Cremorne



FIGURE 21: Frontage of 80 Parraween Street with No. 82 Parraween



FIGURE 22: 82 Parraween Street



FIGURE 23: 82 Parraween Street



FIGURE 24: 84 Parraween Street

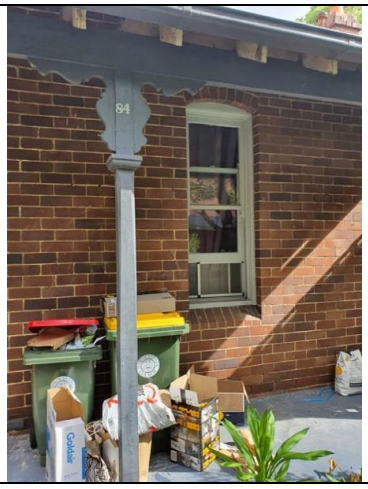


FIGURE 25: 84 Parraween Street



FIGURE 26: 88 Parraween Street



FIGURE 27: 88 Parraween Street

- **Local Context**

The properties are located along the northern side of Parraween Street between Paling Street and Langley Avenue. This section of Parraween Street between Paling Street and Langley Avenue is characterised predominantly by a group of single storey dwelling houses. The remainder of Parraween Street consists of town houses and residential flat buildings.

The southern side of Parraween Street consists of four to five storeys mixed use developments. The Hayden Orpheum picture palace is located within the vicinity of the subject site at No. 380 Military Road (located on the other side of Parraween Street) and is a local heritage item.

4 STATUTORY CONTEXT

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

4.1 Aims of Plan

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

(1) This Plan aims to make local environmental planning provisions for land in North Sydney in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

(2) The particular aims of this Plan are as follows:

(a) ...

(f) to identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance, ...

4.2 Heritage conservation

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

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of North Sydney,

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

(c) to conserve archaeological sites,

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

(2) Requirement for consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

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

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

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

(5) Heritage assessment

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

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

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

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

A note is also attached to this clause which states:

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

4.3 Schedule 5 – Environmental Heritage

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

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

4.4 Heritage Map

Heritage items are identified on the Heritage Map to NSLEP 2013 as indicated below. The proposed amendments to the Map is included in Appendix 4 of this Planning Proposal.

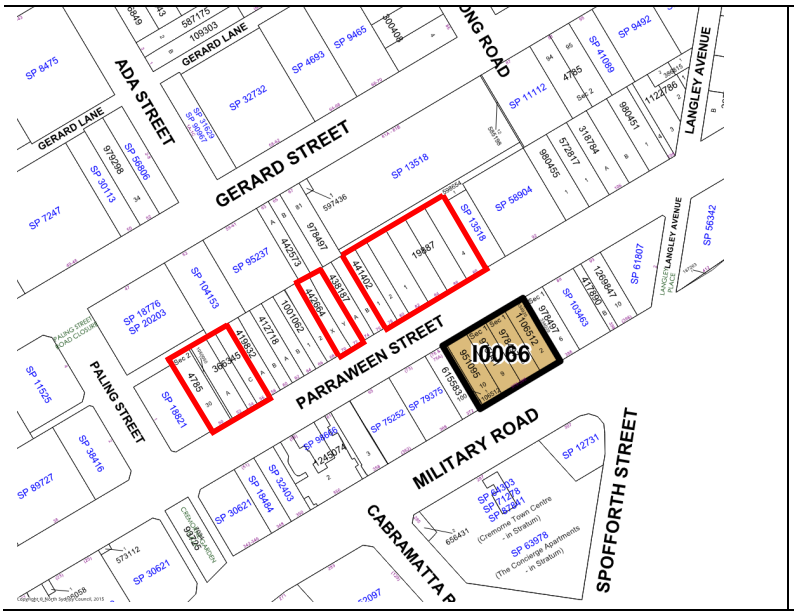


FIGURE 28: NSLEP 2013 Environmental Heritage *The proposed sites for heritage listing are outlined in red.*

5 THE PLANNING PROPOSAL

5.1 PART 1: STATEMENT OF OBJECTIVES

The primary purpose of the Planning Proposal is to identify the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne as local heritage items under NSLEP 2013. This is consistent with the outcomes of the heritage assessment undertaken by LSJ Heritage (Heritage Assessment, October 2022 and Addendum Heritage Assessment, March 2023)

To better achieve the overall intent of the proposed heritage listing, this Planning Proposal also proposes to rezone the subject site comprising twenty (20) properties (50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne) from Zone R4 High Density Residential to Zone R3 Medium Density Residential in order to achieve modest level of residential density adjacent to heritage items; and amend the corresponding maximum height of building controls on the subject sites from 12m to 8.5m.

It should be further noted that retaining the existing R4 High Density Residential Zone and 12m height limit will result in a fundamental conflict with future listed heritage items.

5.2 PART 2: EXPLANATIONS OF PROVISIONS

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

- Amending the North Sydney LEP 2013 Heritage Map to include twelve (12) new local heritage items within the subject site (Figure 28).
- Amending the North Sydney LEP 2013 Land Zoning Map to rezone the subject site from Zone R4 High Density Residential to Zone R3 Medium Density Residential (Figure 30), applying to twenty (20) properties;
- Amending the North Sydney LEP 2013 Height of Building Map applying to the subject site from 12m to 8.5m (Figure 32), applying to twenty (20) properties;

5.2.1 Schedule 5 – Environmental Heritage

The Planning Proposal will amend Schedule 5 – Environmental Heritage of NS LEP 2013 as follows (blue underline represents an insertion):

TABLE 3: Proposed Schedule 5 Additions

Locality	*Item Name*	*Address*	*Property description*	*Significance*	*Item No.*
Cremorne	*House (Parraween Street Group)*	*50 Parraween Street*	*Lot 30 Section 2 DP4785 and Lot 1 DP1050050*	*Local*	*I1147*
Cremorne	*House (Parraween*	*52 Parraween Street*	*Lot A DP 366345*	*Local*	*I1148*

	Street Group)				
Cremorne	*House (Parraween Street Group)*	*54 Parraween Street*	*Lot B DP 366345*	*Local*	*I1149*
Cremorne	*House (Parraween Street Group)*	*56 Parraween Street*	*Lot C DP 366345*	*Local*	*I1150*
Cremorne	*House (Federation semi- attached bungalows*)	*70 Parraween Street*	*Lot X DP 442664*	*Local*	*I1151*
Cremorne	*House (Federation semi- attached bungalows)*	*72 Parraween Street*	*Lot Y DP 442664*	*Local*	*I1152*
Cremorne	*House (Federation semi- attached bungalows)*	*78 Parraween Street*	*Lot 1 DP 441402*	*Local*	*I1153*
Cremorne	*House (Federation semi- attached bungalows)*	*80 Parraween Street*	*Lot 2 DP 441402*	*Local*	*I1154*
Cremorne	*House*	*82 Parraween Street*	*Lot 1 DP 19887*	*Local*	*I1155*
Cremorne	*House*	*84 Parraween Street*	*Lot 2 DP 19887*	*Local*	*I1156*
Cremorne	*House*	*86 Parraween Street*	*Lot 3 DP 19887*	*Local*	*I1157*
Cremorne	*House*	*88 Parraween Street*	*Lot 4 DP 19887*	*Local*	*I1158*

5.2.2 Heritage Map

The Planning Proposal seeks to achieve the intended objectives and outcomes for the proposed local heritage listing by amending NSLEP 2013 as follows:

- Amend NSLEP 2013 such that the properties at 50,52, 54, 56, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne are identified as heritage items through their listing within Schedule 5 - Environmental Heritage and identification on the Heritage Map.

The proposal requires a number of mapping amendments which are described below:

- amend the Heritage Map (ref: 5950_COM_HER_003_010_20200810) to NSLEP 2013 such that such that the properties at 50, 52, 54, 56, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne are identified as heritage items on the Heritage Map.

The above will be achieved by replacing the existing Heritage Map of the NS LEP 2013 (HER_003 5950_COM_HER_003_010_20200810) with an amended Heritage Map, HER_003 5950_COM_HER_003_010_20230117 (refer to Appendix 4 of this Planning Proposal)

5.2.3 Amendments to Zoning Map and Height of Building Map

The primary intent of this Planning Proposal is to seek local heritage listing of twelve (12) properties within the subject site.

In order to ensure the future heritage items are better protected against any potential built form conflicts arising from the existing R4 High Density Residential Zone, relevant changes to the land use zoning and Height of Building Map proposed are shown below.

Details of the proposed maps are included Part 4 - Maps of this Planning Proposal.

5.3 PART 3: JUSTIFICATION

5.3.1 Section A – Need for the planning proposal

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

Yes.

Heritage Assessment Report, October 2022

Heritage Consultants Lucas Stapleton and Johnson were engaged by Council for the purposes of undertaking a detailed Heritage Assessment in response to Council's resolutions of 10th January 2022.

In October 2022, Council was provided with the finalised Heritage report. The Heritage Report has considered the history of the properties, historical development of the area and physical evidence. In addition, an Assessment of Significance was undertaken in accordance with the Australia ICOMOS Burra Charter 2013 and NSW Heritage publication Conservation Areas: Guidelines for Managing Change in Heritage for Conservation Areas for Parraween Street. The report made the following key recommendations:

- That the dwellings at Nos. 50, 52, 54 and 56 Parraween Street, Cremorne warrant listing as local heritage items, either individually or as a group, under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- That the dwellings at Nos. 70 and 72 Parraween Street, Cremorne warrant listing as local heritage items, under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- That the dwellings at Nos. 78 and 80 Parraween Street, Cremorne warrant listing as local heritage items, under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- That further research be undertaken into the history of the Harbutt Brothers and in particular the work of Helier Harbutt, including identifying the location of surviving examples of his earl 20th century developments, in the context of potential heritage dwellings at Nos. 82-88 Parraween Street, Cremorne.

Addendum Heritage Assessment Report, March 2023

An Addendum Heritage Assessment Report was completed in March 2023, following an internal inspection of all properties (with exception of 86 Parraween Street where access couldn't be made available despite of multiple requests) which were the subject of the IHOs and further research into the history of the Harbutt Brothers.

The addendum report included a revised statement of heritage significance of the properties in accordance with the standard criteria established in the NSW Heritage Office guidelines. These guidelines provide the framework for heritage assessment and incorporate the five types of cultural heritage values identified in the Burra Charter into a structured framework.

A detailed assessment against this framework can be found in section 4 (refer pages 61-87) of the LSJ March 2023 report. The assessment concluded that the following group, pair and individual items meet the criterion for heritage listing under Schedule 5 of the North Sydney Local Environmental Plan 2013 at a local level:

- Nos. 50, 52, 54 and 56 Parraween Street warrant listing as a local heritage item (group listing);
- Nos. 70 and 72 Parraween Street warrant listing as local heritage item (group listing);
- Nos. 78 and 80 Parraween Street warrant listing as local heritage item (group listing); and
- Nos. 82, 84 and 88 Parraween Street warrant listing as local heritage items (individual listings).

Addendum Heritage Assessment Report - No 86 Parraween Street, 18 April 2023

On 17 April 2023, as part of the Class 1 Appeal Court Proceedings against the IHOs, the interiors of the affected properties (including No. 86 Parraween Street) were inspected by the Court and representatives of both parties. This was the first opportunity for Council's heritage consultant to view the interior of this property.

The inspection revealed sufficient information to establish that No. 86 Parraween Street is worthy of identification as a local heritage item. The addendum heritage assessment of 86 Parraween Street (dated 18 April 2023) supports the heritage significance of this item. The revised heritage assessment found that No. 86 Parraween Street is considered to be of historical, associational, aesthetic and representational significance.

On the basis of the above, it was recommended that No. 86 Parraween Street be included as a local heritage item in the Council's LEP 2013.

The paragraphs below are extracted from the Heritage Assessment reports which summarises the heritage significance of the subject properties:

No. 50 and Nos. 52 to 56 Parraween Street Cremorne- Summary Statement of Heritage Significance

The group of four cottages at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The group consists of four relatively intact late Victorian cottages, developed for the working classes, displaying modest Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details (both internally and externally).

Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of cottages are of historical significance as evidence of the earliest phase of development within the Parraween Estate.

The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street. As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.

(**Source:** Addendum Heritage Assessment Report (LSJ), March 2023)

Nos. 70 and 72 Parraween Street Cremorne- Summary Statement of Heritage Significance

Nos. 70 and 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their relative rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation cottages of high integrity to their original configuration and detailing (externally and internally). Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.

The pair of bungalows are also representative of a type of modest housing, erected in the early 20th century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets.

Internally, the cottaged retain original features including timber joinery, four panelled doors with fanlights, moulded skirtings, picture rails, ceiling roses and timber mantelpieces. No. 70 retains its original, tiled fireplace and hearth.
Forming part of a larger group of similar types of pairs of cottages along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the

streetscape due to their relative intactness, form, Federation details, integrity and historical character.

(**Source:** Addendum Heritage Assessment Report (LSJ), March 2023)

Nos. 78 & 80 Parraween Street Cremorne- Summary Statement of Heritage Significance

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration and detailing.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The pair of bungalows are representative of modest Federation style housing, erected in the early 20th century to accommodate local workers. Retaining a number of key style characteristics of the Federation style, the houses are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets.

Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair. Internally, both houses remain substantially intact in configuration and detailing to the main body of the bungalows.

Forming part of a row of pairs of semi-attached cottages along Parraween Street of mixed intactness and integrity built by local building contractor Charles Blackman (Nos. 58 to 80 Parraween Street), Nos. 78 & 80 Parraween Street are of a notably different form and make a strong contribution to the streetscape due to their relative intactness and integrity, Federation detailing, and historical character.

(**Source**: Addendum Heritage Assessment Report (LSJ), March 2023)

No. 82 Parraween Street Cremorne- Summary Statement of Heritage Significance

No. 82 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.
Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber

posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 84, 86 and 88 Parraween Street), No. 82 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 82 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

(**Source:** Addendum Heritage Assessment Report (LSJ), March 2023)

No. 84 Parraween Street Cremorne- Summary Statement of Heritage Significance

No. 84 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.
Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts &Crafts elements, including a roughcast rendered gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. The two surviving original ornate timber mantelpieces with tiled fireplace surrounds and hearths are noteworthy.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 86 and 88 Parraween Street), No. 84 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 84 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

(**Source:** Addendum Heritage Assessment Report (LSJ), March 2023

No. 86 Parraween Street Cremorne- Revised Summary Statement of Heritage Significance

No. 86 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing

Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) and for its associations with noted local builders and developers the Harbutt Brothers.

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, with arch brick window heads, exposed eaves rafters, tall face brick chimney with terracotta pots and inset verandah with chamfered timber posts, the cottage is a modest example of the type. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 88 Parraween Street), No. 86 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 86 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

(**Source:** Addendum Heritage Assessment Report – No. 86 Parraween Street (LSJ), 18 April 2023)

No. 88 Parraween Street Cremorne- Summary Statement of Heritage Significance

No. 88 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character. Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 86 Parraween Street), No. 88 Parraween Street, is representative of the work of the Helier and Percy Harbutt, local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the

quality and diversity in form of their work, including No. 88 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

(**Source:** Addendum Heritage Assessment Report (LSJ), March 2023)

Having considered the detailed reports prepared by LSJ, Council Officers are satisfied that the relevant criteria as set out by the NSW Heritage Office has been addressed. In accordance with legislative requirements, it is proposed that each property be listed individually, however, are to be grouped by name consistent with the recommendations of LSJ.

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

Yes.

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

Other options that have been considered are discussed below:

Option 1 – Apply an Interim Heritage Order to protect the subject items on a temporary basis

Following a receipt an 'Advice of application for a Complying Development Certificate' in November 2022, Council issued Interim Heritage Orders (IHOs) on selected properties as a temporary measure to protect the subject sites against the intended threat/harm.

The IHOs provide temporary protection against demolition for a maximum of 12 months, until November 2023 in this case. Upon the expiry of the IHOs if the subject sites are not listed as heritage items via a Planning Proposal, the subject items would no longer have legal protection against demolition. Council has no delegation to re-issue a second IHO on these properties.

Lapsing of the IHO will allow a new CDC to seek demolition of these potential heritage items.

Option 2 – Create a schedule of prohibited uses to limit the redevelopment potential of the sites in order the protect the buildings on site.

Potential inclusion of a 'Schedule of Prohibited Uses' to protect the sites the subject of proposed heritage listing, would result in the overcomplication of planning legislation and would not address the heritage value of the sites.

This option was therefore considered not appropriate.

Option 3 – Do nothing and rely on existing controls.

The third option to consider would be to do nothing and rely on existing planning controls. This option would mean relying on the development assessment process to ensure the sites are protected from harm. Under

existing NSLEP provisions, it would be difficult to justify the refusal of an application for demolition. Furthermore, a Complying Development Certificate (CDC) could, in the absence of any IHO or listing, legally be lodged at any time to demolish the buildings without Council's input.

As such, it was considered that this would not adequately protect the properties and was not considered to be a viable option to achieve the intended outcomes of this proposal.

Current Position

In consideration of the options discussed above, the chosen option of listing the sites as local heritage items is being progressed, along with the proposed rezoning of the land and the corresponding Height of Building change to manage any potential future built form conflicts arising from the R4 High Density Residential Zone.

5.3.2 Section B – Relationship to strategic planning framework

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

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

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

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

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

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

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

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

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

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

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

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

Yes.

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

> ***Local Planning Priority L3***
> *Create great places that recognise and preserve North Sydney's distinct local character and heritage.*

The proposed heritage listing is generally consistent with standards set out by NSW Heritage. The proposal identifies and preserves the environmental heritage in the Cremorne area and will allow Cremorne to retain its character and heritage.

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

North Sydney Local Housing Strategy

The North Sydney Local Housing Strategy (LHS), which was adopted on 25 November 2019, and approved by the DPE in March 2021, establishes Council's vision for housing in the North Sydney LGA and provides a link between Council's vision and the housing objectives and targets set out in the GSC's North District Plan. It details how and where housing will be provided in the North Sydney LGA over the next 20 years, having consideration of demographic trends, local housing demand and supply, and local land-use opportunities and constraints.

The North Sydney LHS identifies the potential for an additional 11,870 dwellings by 2036 under the provisions of NSLEP 2013. A large portion of

these dwelling targets are met by recent strategic studies undertaken by the state government in St Leonards / Crows Nest under the 2036 Plan and by Council studies (e.g Civic Precinct Planning Study).

This Planning Proposal notes that Council's Local Housing Strategy (LHS) intends to continue to rely on existing capacity within residential zoned land LGA-wide to meet the future dwelling targets of the North Sydney LGA.

A report was presented to Council on 12 December 2022 in response to the Mayoral Minute of 14 November 2022 which sought Council Officer's advice on the potential rezoning of the stretch of land on the eastern side of Parraween Street (between Langley Avenue and Paling Street) from existing Zone R4 High Density Residential to Zone R2 Low Density Residential.

Council's Local Housing Strategy (LHS) will continue to rely on the existing capacity within the residential zoned land LGA-wide to help meet the future dwelling targets of the North Sydney LGA. In order to ensure that the Council's land use decisions are consistent with the intent of Council's Housing Strategy, Council officer's report of 12 December 2022 recommended that any potential zoning changes would best be addressed once a clearer position on heritage status/values is established.

Council's internal built form analysis has indicated that a modest loss in the gross floor area will result from the rezoning of the subject site to Zone R3 Medium Density Residential and reduction in height limit. The proposed intensification of Council's Strategic Centres, St Leonards and Crows Nest Planned Precinct and the North Sydney Civic Precinct can absorb the anticipated minor GFA loss arising from this Planning Proposal.

The minor inconsistency with North Sydney LHS is therefore considered to be adequately justified.

Community Strategic Plan 2018-2028

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

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

Direction: 3 Our Innovative City

"…Land use planning and contemporary planning controls ensure the protection of historic buildings and places, and that new development respects North Sydney's distinct identity, heritage character and natural environment…"

- *Outcome: 3.2 Distinctive sense of place and design excellence*
- *Strategies: Leading strategic land use planning*

Direction: 4 Our Social Vitality

"…Local heritage and our First Nations history and culture is preserved, respected and celebrated…"

- *Outcome: 4.3 North Sydney's history is preserved and recognised*
- *Strategies:*
  - *Interpret and promote North Sydney's history and heritage;*
  - *Protect and maintain historical sites, items and records.*

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

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

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

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

The Planning Proposal is consistent with those State Environmental Planning Policies (SEPPs) which are relevant to the North Sydney Local Government Area, as demonstrated in TABLE 4.

TABLE 4: Consistency with SEPPs

Direction	Consist -ency	Comment
SEPP (Biodiversity and Conservation) 2021		
2 – Vegetation in Non-Rural Areas	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 – Koala Habitat Protection 2020	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
4 – Koala Habitat Protection 2021	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
5 – Murray River Lands	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
6 - Bushland in urban areas	YES	The Planning Proposal does not seek to further reduce the extent of land zoned in the E2 Environmental Conservation zone nor will it affect the attainment of this aspect of the SEPP's aims and objectives.
7- Canal Estate Development	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
8 – Sydney Water Drinking Catchment	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
9 – Hawkesbury Nepean River	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.

TABLE 4: Consistency with SEPPs		
Direction	**Consist -ency**	**Comment**
10 - Sydney Harbour Catchment	YES	The Planning Proposal is consistent with the SEPP as it will not impede the attainment of the aims and objectives of this SEPP
11 – Georges River Catchment	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
12 - Willandra Lakes	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	N/A	The Planning Proposal does not relate to building sustainability.
SEPP (Exempt and Complying Development Codes) 2008	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Housing) 2021		
2 - Affordable Rental Housing	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 – Diverse housing	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Industry and Employment) 2021		
2 – Western Sydney employment area	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
3 - Advertising and signage	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
SEPP (Planning Systems) 2021		
2 - State and Regional Development	N/A	This aspect of the SEPP does not apply as the Planning Proposal does not relate to state or regional development nor the operation of joint regional planning panels.
3 – Aboriginal Land	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
4 - Concurrences and Consents	YES	The Planning Proposal is consistent with this aspect of the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.
SEPP (Precincts-Eastern Harbour City) 2021		
2 – State Significant Precincts	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3- Darling Harbour	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
4 – City West	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
5 – Walsh Bay	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
6 – Cooks Cove	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.

TABLE 4: Consistency with SEPPs		
Direction	**Consist -ency**	**Comment**
7 – Moore Park Showground	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Primary Production) 2021		
2 – Primary Production and Rural Development	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
3 – Central Coast Plateau	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Resilience and Hazards) 2021		
2 - Coastal Management	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 - Hazardous and offensive development	N/A	This SEPP does not apply as the Planning Proposal does not relate to land upon which hazardous and offensive development is permitted.
4 - Remediation of land	YES	The Planning Proposal does not seek to amend the permissibility of land use within any zone nor introduce a site-specific use which may be sensitive to contamination issues (e.g. rezoning land zoned for commercial or industrial purposes to residential or recreational uses).
SEPP (Resources and Energy) 2021		
2 - Mining, Petroleum Production and Extractive Industries	YES	The Planning Proposal is consistent with this aspect of the SEPP as it will not impede the attainment of the aims and objectives of this SEPP.
3 – Extractive Industries	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP (Transport and Infrastructure) 2021		
2- Infrastructure	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
3 - Educational Establishments and Child Care Facilities	YES	The Planning Proposal is consistent with this aspect of the SEPP as it does not affect the attainment of the SEPP's aims and objectives.
4 – Major Infrastructure Corridors	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
5 – Three Ports	N/A	The planning proposal does not apply to land affected by this aspect of the SEPP.
SEPP No. 65 - Design Quality of Residential Apartment Development	YES	The Planning Proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.

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

The Planning Proposal is consistent with the relevant Directions issued under Section 9.1 of the EP&A Act by the Minister to councils, as demonstrated in TABLE 5.

A minor justifiable inconsistency relating to Directions 6.1 Residential Zones is discussed below.

Directions 6.1 Residential Zones

The objectives of Directions 6.1 Residential Zones are to encourage a variety and choice of housing types to provide for existing and future housing needs and to not contain provisions which will reduce the permissible residential density of land.

As the Planning Proposal seeks to downzone the subject sites from Zone R4 High Density to Zone R3 Medium Density Residential, this Planning Proposal would have an effect of reducing the potential permissible residential density of the land.

A report was presented to Council on 12 December 2022 in response to the Mayoral Minute of 14 November 2022 which sought Council Officer's advice on the potential rezoning of the stretch of land on the eastern side of Parraween Street (between Langley Avenue and Paling Street) from existing Zone R4 High Density Residential to Zone R2 low density.

Council's Local Housing Strategy (LHS) will continue to rely on the existing capacity within the residential zoned land LGA-wide to help meet the future dwelling targets of the North Sydney LGA. In order to ensure that the Council's land use decisions are consistent with the intent of Council's Housing Strategy, Council officer's report of 12 December 2022 recommended that any potential zoning changes would best be addressed once a clearer position on heritage status/values is established.

The proposed Zone R3 Medium Density Residential encourages a variety and choice of housing types for the locality including attached dwellings, boarding houses, dual occupancies (attached), dwelling houses, group homes, multi dwelling housing, residential flat buildings (**note:** proposed to be removed via PP-2022-1167), respite day care centres, semi-detached dwellings, seniors housing etc. Zone R3 Medium Density Residential is considered the most compatible with the adjacent R4 High Density Residential to the north and B4 Mixed Use Development for addressing any zone interface issues in the future.

The proposed zoning will ensure that a modest level of infill development and increased density is still permissible within the subject sites and that any future development application(s) within the subject site would result in modest and manageable impacts to the proposed heritage items.

Council officers have undertaken a built form analysis to investigate potential implications of the proposed rezoning of selected properties which are subject of this Planning Proposal.

Council's internal built form analysis has indicated that a modest loss in the potential gross floor area will arise if the subject land is rezoned to Zone R3 Medium Density Residential. The proposed intensification of Council's Strategic Centres, St Leonards and Crows Nest Planned Precinct and the North Sydney Civic Precinct can absorb the anticipated minor GFA loss arising from this Planning Proposal. In this regard, the minor inconsistency with Local Planning Directions 6.1 Residential Zones is therefore justified.

It should be further noted that retaining the existing R4 High Density Residential Zone and 12m height limit may result in a fundamental conflict and inappropriate interface with future listed heritage items.

TABLE 5: Consistency with s.9.1 Directions		
Direction	**Consistency**	**Comment**
1. Planning Systems		
1.1 Implementation of Regional Plans	YES	Refer to question 3 to Section 5.3.2 of this report.
1.2 Development of Aboriginal Land Council land	N/A	This Direction does not apply as the Planning Proposal does not relate to any land identified under State Environmental Planning Policy (Aboriginal Land) 2019.
1.3 Approval & Referral Requirements	YES	The Planning Proposal does not seek to introduce new concurrence, consultation or referral requirements, nor identify development types for the purpose of designated development.
1.4 Site Specific Provisions	N/A	This Direction does not apply as the Planning Proposal does not relate to any site specific land use controls, nor introduce new development standards not already contained in the LEP.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any land comprising the Greater Parramatta Priority Growth Area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.10 Implementation of Western Sydney Aerotropolis Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	This Direction does not apply as the Planning Proposal does not relate to the identified area.

TABLE 5: Consistency with s.9.1 Directions		
Direction	**Consistency**	**Comment**
1.14 Implementation of Greater Macarthur 2040	N/A	This Direction does not apply as the Planning Proposal does not relate to the identified area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to the identified area.
1.16 North West Rail Link Corridor Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
1.17 Implementation of the Bays West Place Strategy	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
2 Design and Place		
3 Biodiversity and Conservation		
3.1 Conservation Zones	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified area.
3.2 Heritage Conservation	YES	The Planning Proposal does not alter the existing heritage conservation provisions within NSLEP 2013 which already satisfy the requirements of the Direction. In addition, the Planning Proposal seeks to undertake amendments to the Heritage Map and Schedule 5 to NSLEP 2013 to include additional items of local heritage significance resulting from the recommendations of a detailed heritage assessment of the subject site, completed by LSJ Architect in October 2022 and March 2023.
3.3 Sydney Drinking Water Catchment	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
3.5 Recreation Vehicle Areas	N/A	The Planning Proposal does not enable land to be developed for the purposes of a recreational vehicle area.
4 Resilience and Hazards		
4.1 Flooding	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being flood prone land.
4.2 Coastal Management	N/A	The Planning Proposal does not affect land that covered by the Coastal Management SEPP.
4.3 Planning for Bushfire Protection	N/A	This Direction does not apply as the Planning Proposal does not relate to land identified as being bushfire affected land.
4.4 Remediation of Contaminated Land	YES	The proposal does not seek to alter the zoning of any land, thereby increasing the potential risk to exposure to contamination.

TABLE 5: Consistency with s.9.1 Directions		
Direction	**Consistency**	**Comment**
4.5 Acid Sulfate Soils	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by Acid Sulfate Soils.
4.6 Mine Subsidence & Unstable Land	N/A	This Direction does not apply as the Planning Proposal does not relate to land affected by mine subsidence nor has it been identified as being unstable land.
5 Transport and Infrastructure		
5.1 Integrating Land Use & Transport	YES	The Planning Proposal does not seek to minimise development potential in close proximity to mass public transport. The proposal would encourage a variety and choice of housing types for the locality in close proximity to Cremorne Town Center.
5.2 Reserving Land for Public Purposes	N/A	This Direction does not apply as the Planning Proposal does not relate to land reserved for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	YES	Despite not being located in close proximity to Sydney Airport, almost the entire LGA is affected by an Obstacle Limitation Surface (OLS) of 156m AHD. The Planning Proposal does not seek to increase the maximum height permitted on any land within the LGA.
5.4 Shooting Ranges	N/A	This Direction does not apply as the Planning Proposal does not relate to land in the vicinity of a shooting range.
6 Housing		
6.1 Residential Zones	Justifiable minor inconsistency	Please see the details at the start of Section Question 6 of this Planning Proposal.
6.2 Caravan Parks & Manufactured Home Estates	N/A	This Direction does not apply as the Planning Proposal does not seek to permit caravan parks or manufactured home estates under NSLEP 2013.
7 Industry and Employment		
7.1 Business & Industrial Zones	N/A	This Direction does not apply as the Planning Proposal does not relate to any land zoned business or industrial.
7.2 Reduction in non-hosted short term rental accommodation period	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
7.3 Commercial and retail development along the Pacific Highway, North Coast	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
8 Resources and Energy		
8.1 Mining, Petroleum Production & Extractive Industries	YES	The Planning Proposal does not seek to alter the permissibility of these types of land uses.
9 Primary Production		

TABLE 5: Consistency with s.9.1 Directions		
Direction	**Consistency**	**Comment**
9.1 Rural Zones	N/A	This Direction does not apply as there are no existing rural zones under NSLEP 2013 nor proposed under the Planning Proposal.
9.2 Rural Lands	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.
9.3 Oyster Aquaculture	N/A	This Direction does not apply as the Planning Proposal is not located in a water catchment area that directly drains to a water body containing a Priority Oyster Aquaculture Area or a current oyster aquaculture lease in the national parks estate.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast.	N/A	This Direction does not apply as the Planning Proposal does not relate to any of the identified LGAs.

5.3.3 Section C – Environmental, social and economic impact.

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

No.

The Planning Proposal seeks to identify twelve (12) new items of local heritage significance and will not result in an adverse impact on any critical habitat or threatened species, populations or ecological communities, or their habitats.

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

No.

The Planning Proposal intends to identify twelve (12) new items of local heritage significance and is unlikely to result in any adverse environmental impacts.

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

This Planning Proposal intends to provide protection to potential heritage items by listing these properties as local heritage items in the Schedule 5 Environmental heritage of the North Sydney LEP 2013.

The subject items are currently granted temporary protection via IHOs against any potential demolition.

The local community has been generally supportive of Council's intent on issuing of the IHOs and the Planning Proposal in general in order to protect items of local significance. The landowner, representing properties at Nos 52-72 Parraween Street, 76 Parraween Street and 80-88 Parraween Street has lodged Class 1 Appeals against the IHOs seeking revocation of the IHOs in November 2022. The Court's decision was still pending at the time of preparation of this Planning Proposal.

It is noted that the landowner also intends to lodge an application for a State Significant Development for a residential aged care facility at the subject site. The Planning Proposal does not intend to prohibit the prospect of proposed seniors living within the subject sites. The permissibility of senior housing on the subject site is allowed for via SEPP (Housing) 2021.

Accordingly, the intent of the Planning Proposal would satisfy the concerns of the local community. The public exhibition of the Planning Proposal will provide additional opportunity for the owners of the property and the wider community to provide feedback and help determine whether heritage listing of the subject sites, proposed rezoning and height of building change are considered appropriate.

5.3.4 Section D – State and Commonwealth interests

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

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

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

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

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

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

5.4 PART 4: MAPPING

The Planning Proposal requires amendments of the Land Zoning Map, Height of Building Map and Heritage Map to NSLEP 2013.

Table 6 summarises the proposed amendments to the maps:

TABLE 6: List of Proposed Maps		
Maps	**Existing Maps**	**Proposed Maps**
Heritage	5950_COM_HER_003_010_20200810	5950_COM_HER_003_010_20230117
Zoning	5950_COM_LZN_003_010_20200810	5950_COM_LZN_003_010_20230117
HOB	5950_COM_HOB_003_010_20211026	5950_COM_HOB_003_010_20230117

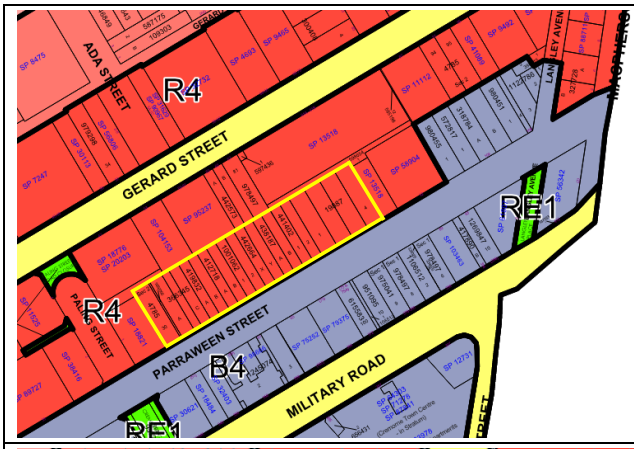


FIGURE 29: Existing Zoning Map (Subject site is shown in yellow)



FIGURE 30: Proposed Zoning Map

	**FIGURE 31:** Existing Maximum Height of Building Map (Subject site is shown in red)
	**FIGURE 32:** Proposed Maximum Height of Building Map

Detailed of the above maps are included in Attachment 4 of this Planning Proposal.

5.5 PART 5: COMMUNITY CONSULTATION

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

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

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

5.6 PART 6: PROJECT TIMELINE

TABLE 7 provides a project timeline having regard to identified milestones and estimating approximately 9 months from submitting the proposal to the DPE to the amending LEP being made.

TABLE 7 – Project Timeline							
Milestone	**Apr-23**	**May-23**	**Jul-23**	**Aug-23**	**Sep-23**	**Oct-23**	**Nov-23**
1. Local Planning Panel considers Planning Proposal							
2. Council determines whether to progress to Gateway Determination							
3. Request for Gateway Determination sent to DPE							
4. DPE considers request							
5. Gateway Determination issued to Council							
6. Amendment of Planning Proposal to align with Gateway Determination							
7. Public exhibition undertaken							
8. Council considers submissions							
9. Council considers post exhibition report							
10. Submission to DPE requesting making of LEP							
11. Drafting of LEP and making							

APPENDIX 1

Heritage Assessment Report prepared by LSJ Heritage, October 2022

APPENDIX 2

Addendum Heritage Assessment Report prepared by LSJ Heritage, March 2023

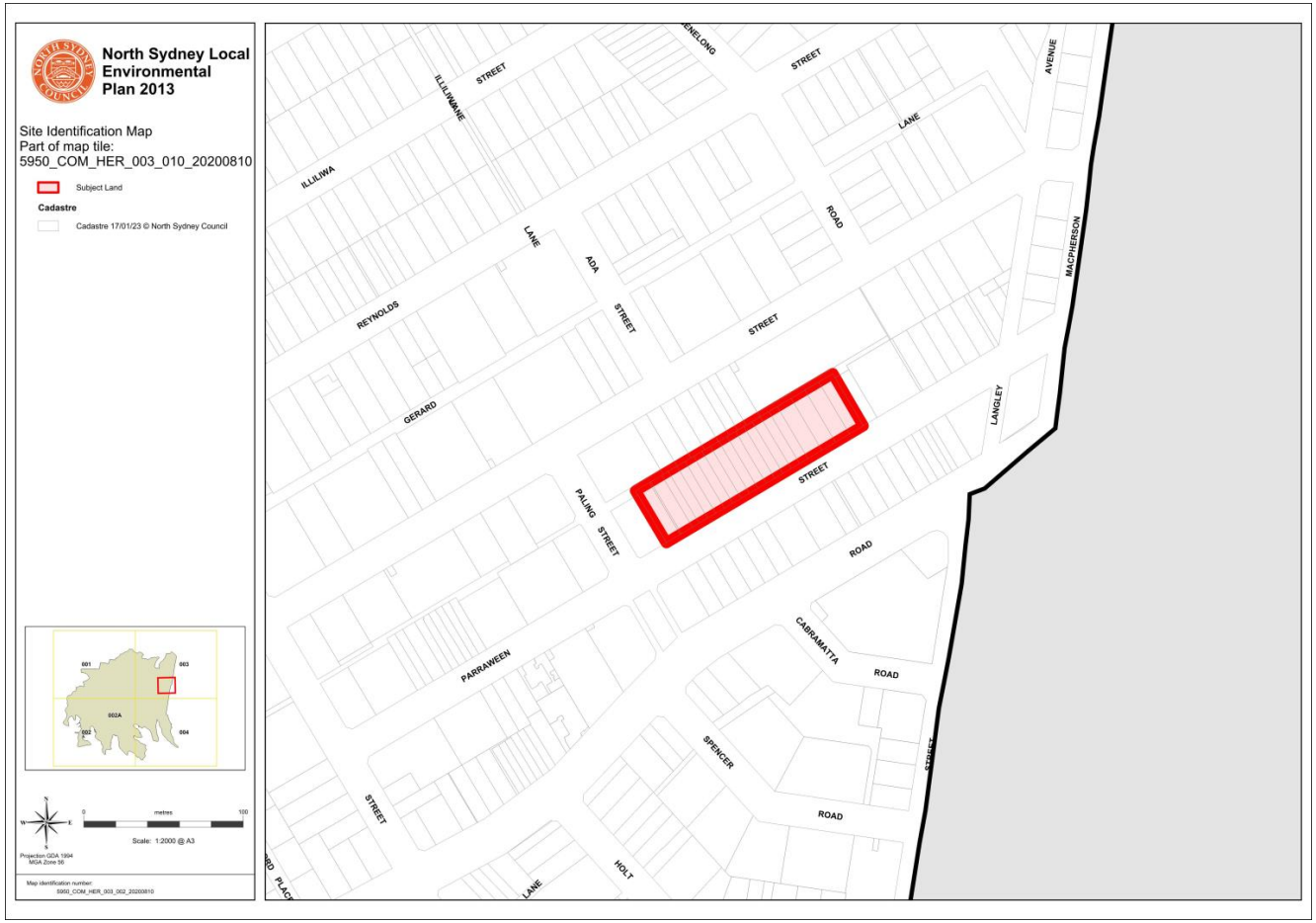
APPENDIX 3

Addendum Heritage Assessment Report – No 86 Parraween Street prepared by LSJ Heritage, 18 April 2023

APPENDIX 4 – Proposed Maps

Site Identification Map
Proposed Heritage Map
Proposed Zoning Map
Proposed Maximum Height of Building Map

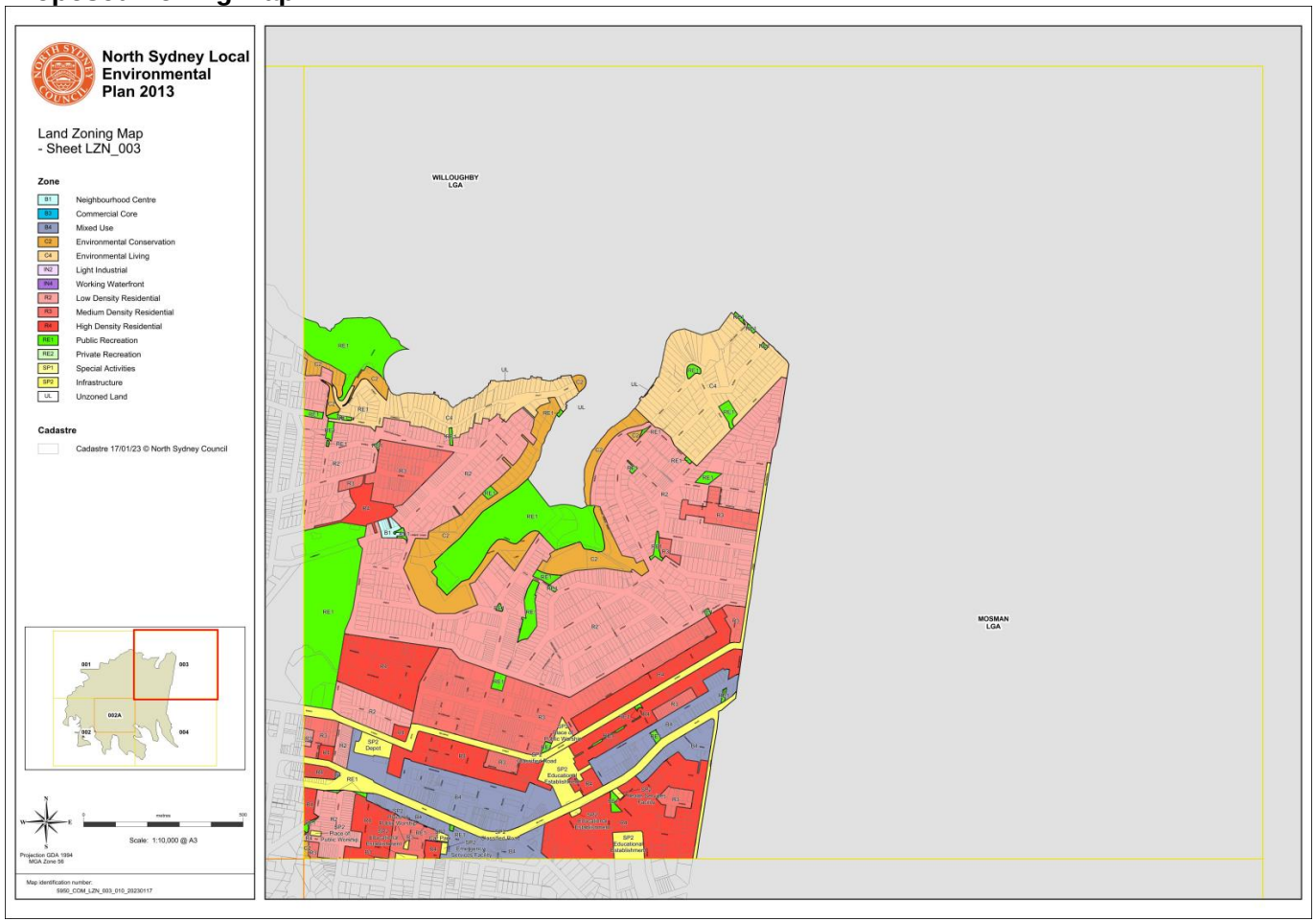
Site Identification Map



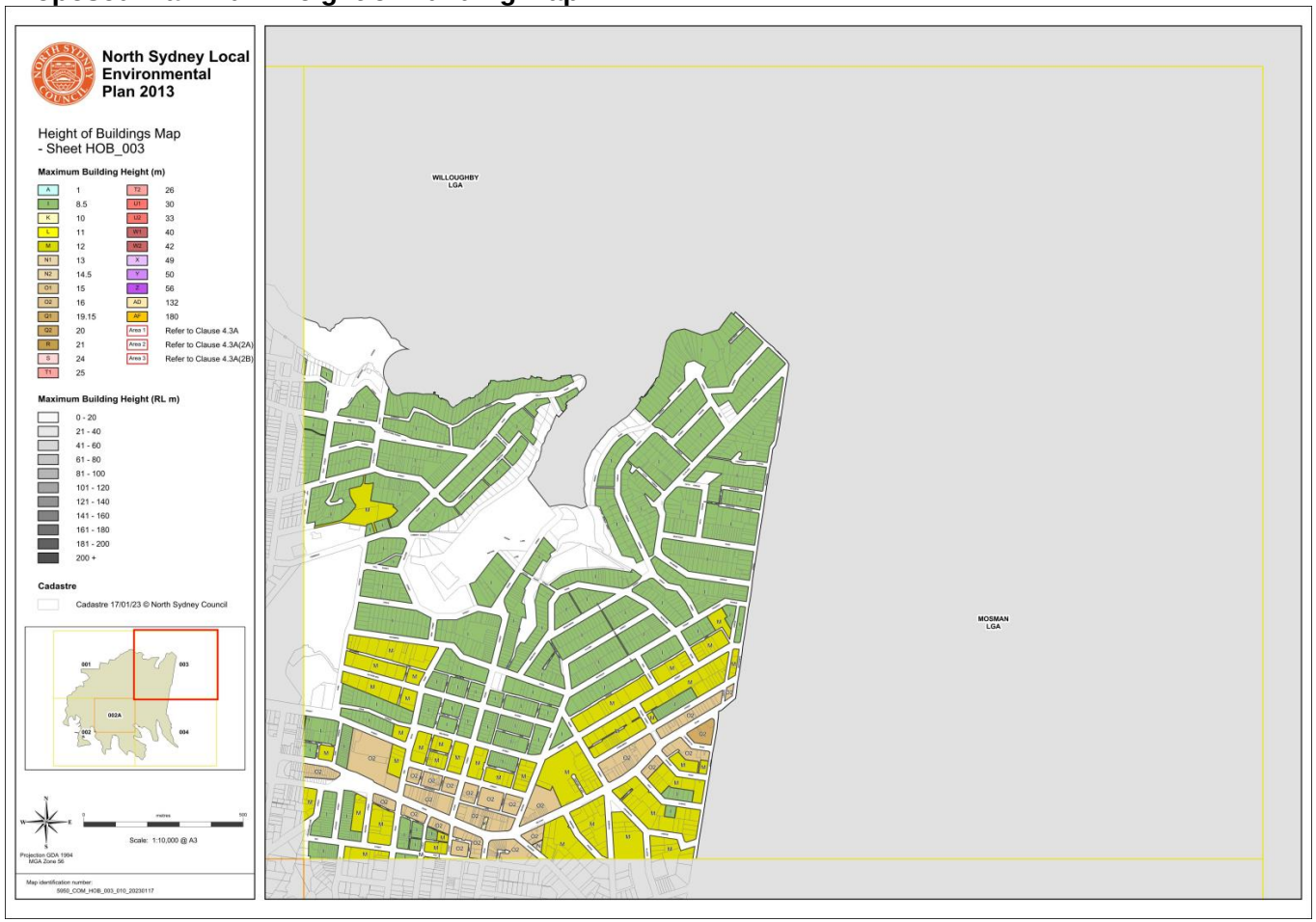
Proposed Heritage Map



Proposed Zoning Map

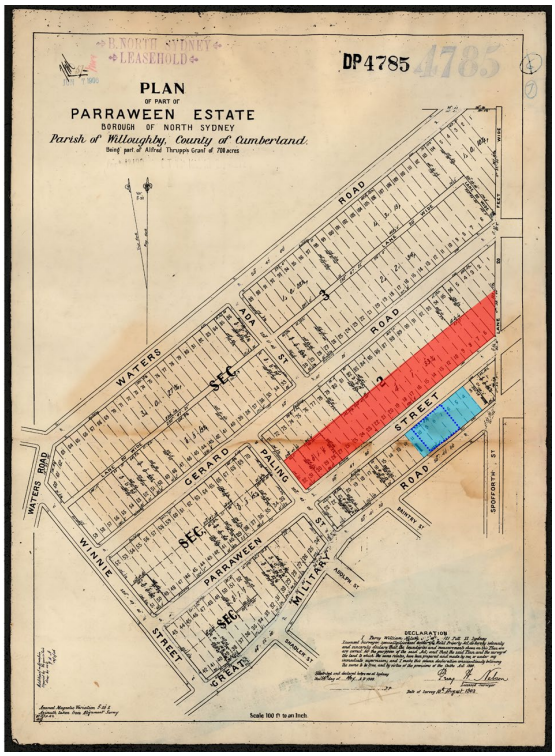


Proposed Maximum Height of Building Map



Parraween Street
and the
Hayden Orpheum Picture Palace, Cremorne

Heritage Assessment



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North Sydney Council

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Issue: October 2022

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Executive Summary

This report is an assessment of the heritage significance of the Hayden Orpheum Picture Palace (also known as the Cremorne Orpheum Cinema) and a portion of Parraween Street, both located in the suburb of Cremorne.

In January 2022, North Sydney Council resolved to investigate the creation of a Heritage Conservation area covering the northern side of Parraween Street, Cremorne from Paling Street to Macpherson Street and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim to determine whether the place warrants listing on the State Heritage Register.

Lucas Stapleton Johnson & Partners have been engaged by Council to identify the cultural values, setting and curtilage of the Hayden Orpheum Picture Palace and make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted, and to assess the significance of Parraween Street and its buildings and make a recommendation as to whether a heritage conservation area is warranted or if any of the individual properties warrant listing as local heritage items.

The aim of the study is to provide Council with a better understanding of the heritage values of the subject properties and their setting, identify an appropriate curtilage for the Hayden Orpheum Picture Palace and ensure there is a sound basis for any change proposed to planning controls in relation to heritage issues. This study is also to advise whether there are sufficient grounds and evidence to support the potential imposition of an Interim Heritage Order (IHO) on any properties within the study area (if required).

The outcome of this report has concluded the following:

- That the Hayden Orpheum Picture Palace, Cremorne **should be nominated for inclusion on the State Heritage Register** for listing under the *Heritage Act* 1977.
- That the northern side of Parraween Street, Cremorne, between Paling Street and Langley Avenue **does not warrant** protection as a heritage conservation area under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- That the dwellings at Nos. 50, 52, 54 and 56 Parraween Street, Cremorne **warrant listing as local heritage items**, either individually or as a group, under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- That the dwellings at Nos. 70 & 72 Parraween Street, Cremorne **warrant listing as local heritage items**, under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- That the dwellings at Nos. 78 & 80 Parraween Street, Cremorne **warrant listing as local heritage items**, under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- Further research should be undertaken into the history of the Harbutt Brothers and in particular the work of Helier Harbutt, including identifying the location of surviving examples of his early 20th century developments.

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1. Introduction

1.1. Background to the Study

This report is an assessment of the heritage significance of the Hayden Orpheum Picture Palace (also known as the Cremorne Orpheum Cinema) and a portion of Parraween Street, both located in the suburb of Cremorne.

In January 2022, North Sydney Council (Council) resolved to review the creation of a Heritage Conservation area covering the northern side of Parraween Street, Cremorne from Paling Street to Macpherson Street and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim to determine whether the place warrants listing on the State Heritage Register.

Lucas Stapleton Johnson & Partners have been engaged by Council to identify the cultural values, setting and curtilage of the Hayden Orpheum Picture Palace and make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted, and to assess the significance of Parraween Street and its buildings and make a recommendation as to whether a heritage conservation area is warranted or if any of the individual properties warrant listing as local heritage items.

The aim of the study is to provide Council with a better understanding of the heritage values of the subject properties and their setting, identify an appropriate curtilage for the Hayden Orpheum Picture Palace and ensure there is a sound basis for any change proposed to planning controls in relation to heritage issues. This study is also to advise whether there are sufficient grounds and evidence to support the potential imposition of an Interim Heritage Order (IHO) on any properties within the study area (if required).

1.1.1. The Brief

The brief for this report outlined the following tasks:

Parraween Street:

- Undertake site inspections and survey all of the properties within the identified study area (Section 3: Physical Evidence)
- Research the history of the properties and provide a brief historical outline of each property to inform the heritage assessment of the area (Section 2: Historical Evidence)
- Provide a brief description of each building within the identified study area (Section 3: Physical Evidence.
- Undertake a comparative analysis in relation to other similar heritage conservation areas within the North Sydney LGA that consist of groups of Federation era cottages. (Section 4: Comparative Analysis)

- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2001), carry out an assessment of heritage significance of the study area (Section 5: Heritage Assessment)
- Make a recommendation as to whether a heritage conservation area is warranted (Section 6: Recommendations)

Hayden Orpheum Picture Palace:

- Undertake site inspection of the Hayden Orpheum Picture Palace.
- Provide a description of the building in relation to construction date, style, form, use, intactness (exterior), identify key architectural, site and landscape features, setting and key views (Section 3: Physical Evidence).
- Research the history of the Hayden Orpheum Picture Palace and provide a brief historical outline of the property to inform the heritage assessment of the area (Section 2: Historical Evidence).
- Undertake a comparative analysis in relation to other works by G.N. Kenworthy and Art Deco style theatres included on the State Heritage Register (Section 4: Comparative Analysis).
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2001), carry out an assessment of heritage significance of the Cremorne Orpheum Theatre (Section 5: Assessment of Significance).
- Make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted (Section 6: Recommendations).

1.2. The Study Area

The suburb of Cremorne is located within the northern suburbs of Sydney, in the local government area of North Sydney Council, the Parish of Willoughby, County of Cumberland.

The study area for this report includes a portion of Parraween Street between Paling Street and Langley Avenue and a portion of Military Road. Military Road is the principal road through Cremorne, linking a number of suburbs in North Sydney and forms the commercial centre of the city.

Military Road is comprised of mixed use and commercial buildings of mixed architectural styles and ages, while the surrounding streets comprise a wide range of residential development: from single storey detached cottages to multistorey residential flat buildings.

The Hayden Orpheum Picture Palace, located on Military Road is the only local heritage item within the study area. There are no Heritage Conservation Areas (HCAs) in the near vicinity of the study area.

The buildings that have been nominated for assessment are located along the northern side of Parraween Street, together with the Hayden Orpheum Picture Palace and the buildings located immediately to the east and west of the Cinema building on Military Road. The individual properties that are the subject of this heritage assessment are as follows:

Parraween Street Properties	
• 9 Paling Street (SP18821) • 50 Parraween Street (Lot 30, Section 2	• 76 Parraween Street (Lot B, DP438187) • 78 Parraween Street (Lot 1, DP 441402)

Parraween Street Properties	
DP4785 and Lot 1, DP1050050 • 52 Parraween Street (Lot A, DP366345) • 54 Parraween Street (Lot B, DP366345) • 56 Parraween Street (Lot C, DP366345) • 58 Parraween Street (Lot A, DP419832) • 60 Parraween Street (Lot B, DP419832) • 62 Parraween Street (Lot A, DP412718) • 64 Parraween Street (Lot B, DP412718) • 66 Parraween Street (Lot 1, DP1001062) • 68 Parraween Street (Lot 2, DP1001062) • 70 Parraween Street (Lot X, DP 442664) • 72 Parraween Street (Lot Y, DP 442664) • 74 Parraween Street (Lot A, DP438187)	• 80 Parraween Street (Lot 2, DP 441402) • 82 Parraween Street (Lot 1, DP19887) • 84 Parraween Street (Lot 2, DP19887) • 86 Parraween Street (Lot 3, DP19887) • 88 Parraween Street (Lot 4, DP19887) • SP13518 (81A-81B Gerard Street, Cremorne) • 92-94 Parraween Street (SP 58904) • Parraween Street Car Park, 106 Parraween Street) (Lot 1 DP 980455, Lot 1 DP572817, Lots A and B, DP 31
Military Road Properties	
• 372- 372A Military Road and 75 Parraween Street (Lot 100, DP615583) • Hayden Orpheum Picture Palace, 378 to 380 Military Road (Lot 8, Section 1, DP 978497; Lot 9, DP 975041; Lot 10, DP 951095; Lots 1 and 2, DP 1106512) • 388 Miliary Road (Lot 6, DP 978497) • 390 Military Road (SP 103463)	

1.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in the following documents:

- *The Conservation Plan,* J. S. Kerr, Australia ICOMOS, Seventh edition, 2013
  Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter), Australia ICOMOS Inc., 2013
- *Assessing Heritage Significance,* Heritage NSW, 2001
- Heritage NSW's publication *Heritage Manual*, 2002 including the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

1.3.1. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

The Cinema: refers to the Hayden Orpheum Picture Palace, also known as the Cremorne Orpheum Cinema.

Abbreviations

c.	circa	ML	Mitchell Library
DP	Deposited Plan	NLA	National Library of Australia
HCA	Heritage Conservation Area	No.	Number
LEP	Local Environmental Plan	SHR	State Heritage Register
LRS	Land Registry Services, NSW	SLNSW	State Library NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd		

1.3.2. Exclusions

This report addresses only the European cultural significance of the place. This report does not address Aboriginal heritage significance (archaeology and cultural values).

Historical archaeology and the ecological values of the locality have also not been addressed as part of this study.

1.3.3. Copyright of Images

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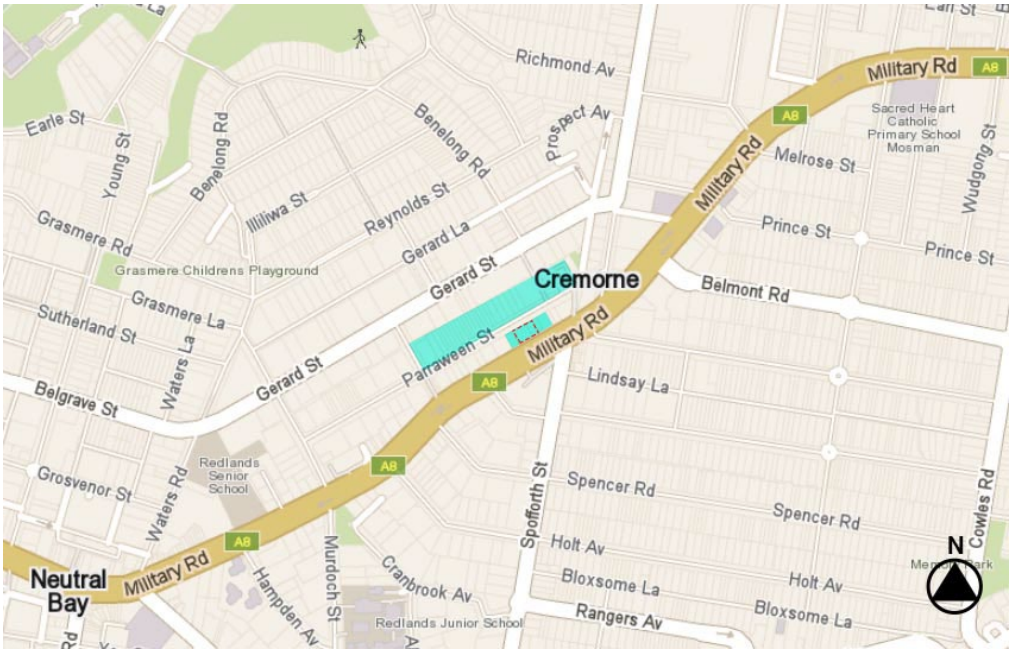


Figure 1. 1: Map of Cremorne and surrounding suburbs, showing the location of the study area (in blue). The Cremorne Orpheum Cinema is outlined in red.
Source: Whereis.com



Figure 1. 2: Extract from North Sydney LEP 2013 Heritage Map (Sheet HER_03) showing the extent of the study area (outlined in red) and the existing local heritage item (Cremorne Orpheum Cinema) (Item No. I0066).



Figure 1. 3: Aerial photograph of the study area showing the allotment boundaries and real property descriptions of the subject properties (outlined in blue). Source: LRS SixMaps

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2. History of the Subject Properties

2.1. Introduction

The following historical overview of the subject properties located on the southern side of Parraween Street, Cremorne between Paling Street and Langley Avenue and the Hayden Orpheum Picture Palace, Military Road, Cremorne has been prepared by Kate Denny and Jessica Kroese of Lucas, Stapleton, Johnson and Partners. Assistance has been provided by Dr. Ian Hoskins, Stanton Library, in the preparation of the history of the Hayden Orpheum Picture Palace.

The North Sydney Local Government Area is within the Country of the Gamaragal (or Cammeraygal) peoples. This report documents the European occupation of the subject properties only, and the heritage significance of the place in this context. This does not therefore represent a complete history of the place or represent the perspectives of Gamaragal (or Cammeraygal) Traditional Owners in relation to the colonial impacts on the locality of Parraween Street and Military Road, Cremorne. Consultation with Traditional Owners and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with this place can be recorded.

2.1.1. The Subject Properties

The subject properties, No. 1 Paling Street and Nos. 50 to 108 Parraween Street, and Nos. 372-390 Military Road (the Hayden Orpheum Picture Palace and adjacent properties), Cremorne, are located within Daniel Cooper's Cooperville estate lands, subdivided as leasehold land in the early 1880s as the Parraween Estate.

The original real property description of the subject properties along the northern side of Parraween Street between Paling Street (to the west) and Langley Avenue (to the east) was Lots 1 to 32 of Section 2 of DP 4785.

The original real property description of the Hayden Orpheum Picture Palace, Nos. 378-380 Military Road, Cremorne was Lots 7 to 10 and part Lot 11 of Section 1 of DP 4785 (see Figure 2.1 below).

The adjacent property at No. 372-372A Military Road and 75 Parraween Street was known as Lot 11 of Section 1 of DP 4785 and Nos. 388 and 390 Military Road were known as Lots 4 to 6 of Section 1 of DP 4785 (see Figure 2.1 below).

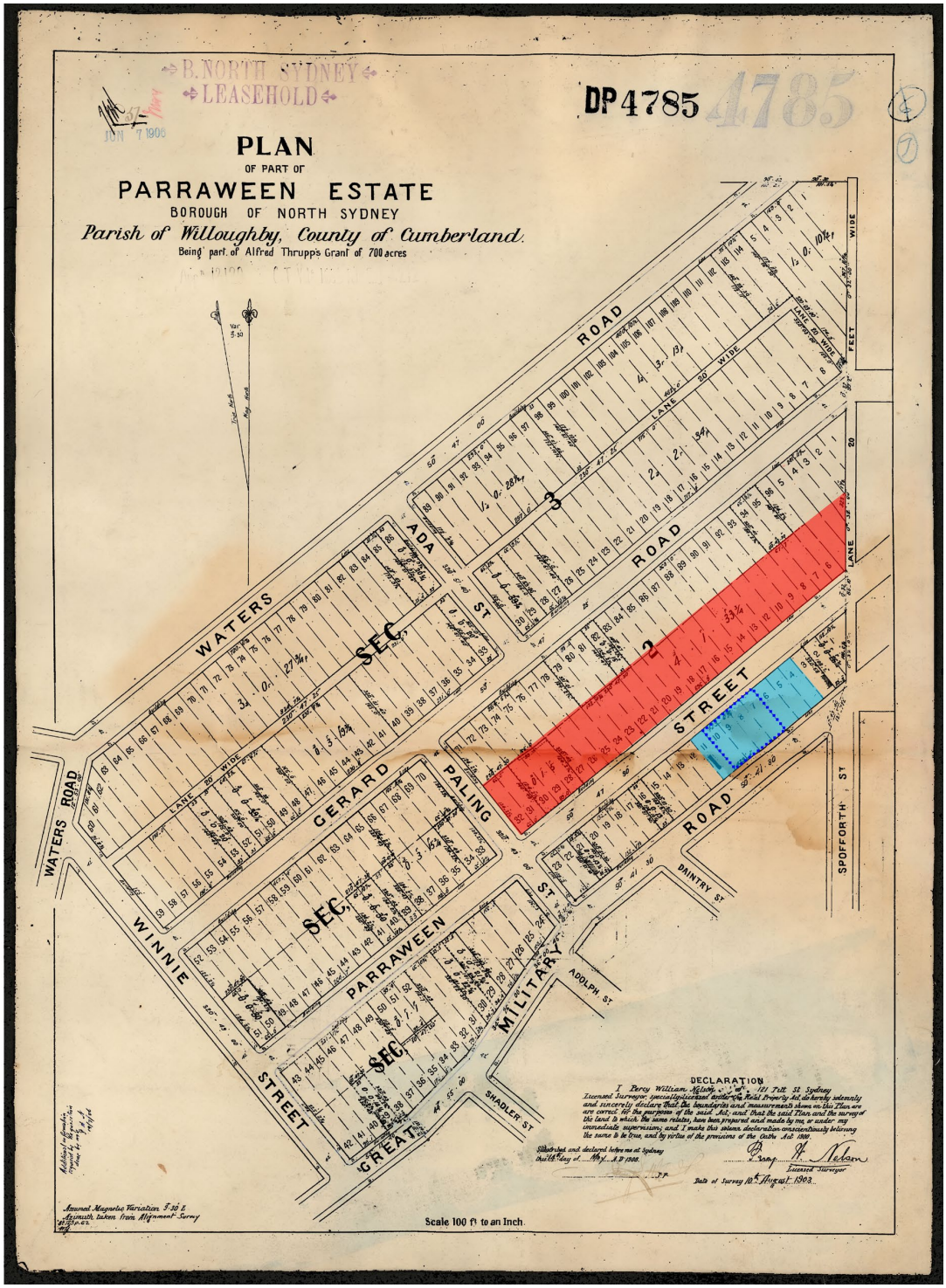


Figure 2. 1: Part of DP 4785 identifying the location of the subject properties along Parraween Street (shaded red) and the location of the Military Road properties (shaded blue). The Hayden Orpheum Picture Palace is outlined in blue. Source: DP 4785, LRS

2.2. Historical Development of the Cremorne Locality

2.2.1. Thrupp's Land and Cooperville

The subject properties along Parraween Street and Military Road, Cremorne are located within Portion 352 of the Parish of Willoughby, which was comprised of the 700 acres granted to Alfred Thrupp in 1816, an area that today includes most of Cremorne, Neutral Bay and Cammeray. The grant was a gift from his father-in-law Captain John Piper (of the Point Piper Estate on the southern shores of Sydney Harbour), the Collector of Customs. Thrupp moved to Tasmania having never resided on the north shore lands and the grant was re-acquired by Captain Piper.

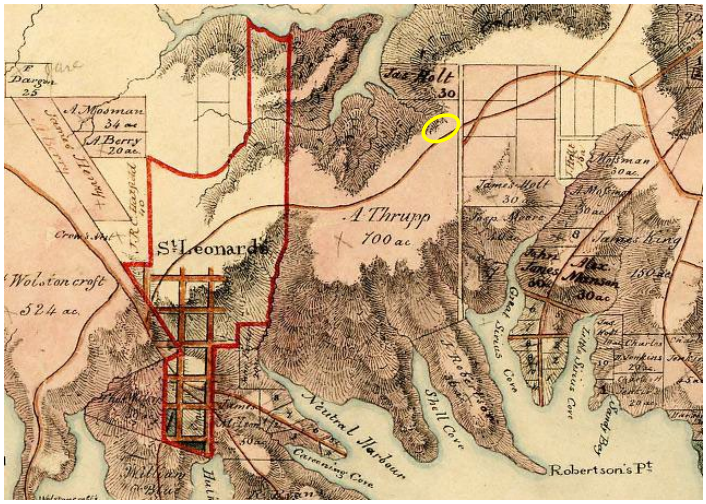


Figure 2. 2: Portion of undated Parish Map of the Parish of Willoughby showing Thrupp's 700 acre grant. The approximate location of the subject properties is circled. Source: LRS, Parish Map Preservation Project

In 1827, Piper was bankrupted and the land grant on the North Shore (along with Piper's other lands) was conveyed to Daniel Cooper.

Daniel Cooper (1785-1853, Daniel Cooper Senior) was an emancipist who, on his pardon in 1821, developed a variety of business interests. He ran a general store in George Street, and between 1818 and 1822 he was the licensee of an adjoining public house; he made a small investment in shipping; and in 1824 he established the Australian Brewery. In 1821 he became a partner in the firm of Hutchinson, Terry & Co. (also known as the Waterloo Co.), which was involved with flour-milling, general merchandising, and banking. In 1825 Cooper and another emancipist Solomon Levey (1794-1833), became the sole owners of the Waterloo Co., which in the following years was generally known as Cooper & Levey.[1] The firm of Cooper & Levey achieved a success that was spectacular in economic terms and conspicuous in that both its partners were emancipists.[2]

Cooper returned to England in 1831, continuing to manage his colonial interests through his London office. In 1853, following Cooper's death, the whole of his lands was inherited by his nephew, Sir Daniel Cooper I (1821-1902), and the estate was managed under a trusteeship, often using other family members as the estate managers. The terms of Daniel Cooper Senior's will were such that the land could not be released (sold) during the period of trusteeship.

[1] J. W. Davidson, J.W., 'Cooper, Daniel (c. 1785–1853)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, https://adb.anu.edu.au/biography/
[2] Ibid.

Following Sir Cooper's death, the estate was bequeathed to his son, Sir Daniel Cooper II (1848-1909). Management of the trusteeship passed to his uncle John Cooper (1830?-1915), who worked for D. Cooper & Co, and retired to Kent, UK following his retirement in 1863. John Cooper's solicitor Gerard Phillips managed his business, including management of the Cooperville Estate in Australia. [3]

Development of the North Shore was generally slow, with the area known as St. Leonards (today's North Sydney) being the main populated area. According to the NSW Census of 1871, the total population of St. Leonards was 5126, with a total of 898 houses (brick, stone or weatherboard).[4] By 1893, two years after the railway arrived, the population of St. Leonards had risen to 17,465 with a total number of houses of 3,485,[5] although this was still small in comparison to other areas of Sydney.

Daniel Cooper's North Shore lands, known as Cooperville, were not released until the early 1880s and remained substantially undeveloped until that time, with only waterfront lands initially leased for the development of villas in the 1860s. As a result, a large swathe of undeveloped land separated St. Leonards (North Sydney) to the west from what is now known as Mosman to the east (refer to Figure 2.3).

One of the main impetuses for the development of the Cooperville lands was the formation of roads through the estate (namely Military Road), followed by the introduction of transport services including the commencement of a regular ferry service to Neutral Bay in the 1870s and tram services along Military Road from the 1880s and 1890s.



Figure 2. 3: Undated map of the Parish of Willoughby showing Alfred Thrupp's land grant of 700 acres between St. Leonards to the west and Mosman to the east. A track traversing the land is annotated "foot path along the Range to Middle Harbour" eventually becomes Military Road by the 1870s. Source: LRS

[3] Article: "The Death of Mr. J. Cooper", *The Daily Telegraph*, Saturday 20th February 1915, p. 10
[4] https://hccda.ada.edu.au/Individual_Census_Tables/NSW/1871
[5] Sands Directory 1893

2.3. The Parraween Estate

The Parraween Estate covered the land north of Military Road to Young Street/Wonga Road, and between Grasmere Road and Levick Street; as well as the whole of Folly Point, Cammeray. The locality that is now known as Cremorne was variously referred to St Leonards, North Sydney, Mossman Heights [sic], or Neutral Bay.

In September 1881, a substantial portion of the Cooperville lands were transferred in leasehold from James Cooper (no relation, attorney for Daniel Cooper Snr.) to William Henry Paling and Andrew Hardie McCulloch the Younger,[6] for a term of 99 years from the 1st July 1881. Both Paling and McCulloch were land speculators and McCulloch was known for purchasing land around projected railway lines. (Figure 2.4 shows a projected railway line from Hornsby to Cremorne crossing Military Road and over the area where Parraween Street is now located.)

The terms of the lease required the payment of rent of 469 pounds and 12 shillings for the first four years, 632 pounds and 15 shillings for the following three years and then 927 pounds and 4 shillings for the remainder of the 99 years of the lease.

The lease also required that within the first three years the lessees were to expend a sum of no less than 1360 pounds on erecting substantial brick or stone buildings on the land parcels. The lease allowed for Paling and McCulloch to sub-let individual parcels of land to pay for the yearly rental to the Cooper estate, thus Paling and McCulloch subdivided their leasehold lands and began to sell individual allotments as underleases.



Figure 2. 4: Detail from plan entitled "Plan shewing unsold portions of various estates, Mosman's Bay & vicinity" prepared by Harnett junior in 1889. Circled is the approximate location of the subject properties, although neither the site of the Hayden Orpheum or Parraween Street have been established by this time. Source: National Library of Australia (41424655)

A portion of the land leased by Paling and McCulloch comprised 16 acres 3 roods and 25 perches, located between Military Road to the south and Gerard Street to the north, and between Winnie Street to the west and Langley Avenue to the east (Sections 1 and 2 of DP 4785). This is the area that contains the subject properties along the northern side of Parraween Street and the Hayden Orpheum Picture Palace on Military Road; and was the first portion of the Parraween Estate to undergo subdivision.

[6] Bk. 245 No. 50

It appears that this initial subdivision had much to do with Gerard Phillips, administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper.

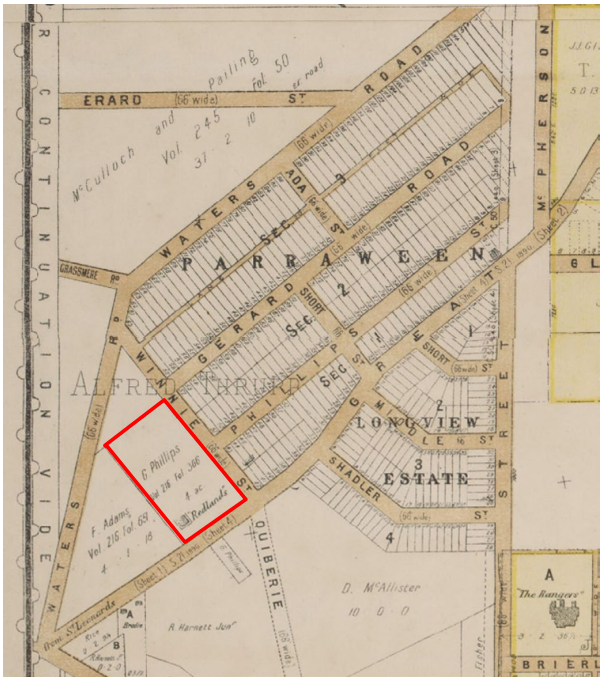
Gerard Phillips

Gerard Phillips (1829-1892) was born in London, England, the son of William Gerard Phillips (manager of Cootes' Bank, London) and Lady Mary Edwina Burton (daughter of Sir Charles Burton, of Blatherwycke, Northamptonshire, England). In 1836 Gerard came, as a child with his parents, to Adelaide where they remained until 1840 when the family relocated to Hobart before heading to Sydney, settling in what is now Hunter's Hill.

Gerard Phillips married Sarah Lydia Morris (1838- ?), in 1857 in Sydney and they had 13 children: Edwyna (b.1859), Winifred (b.1861), Paul (b.1862), Claudius (known as Claude, b.1864), Sarah (b.1866), William (b.1868), Mary (b.1869), Alice (b.1872), Thomas (b.1873), Rose (b.1876), Roger (b.1878), Henry James (b.1880) and Gerard John (b.1883).[7] Initially residing in the house Kurraba, on Kurraba Point, the Phillips family later relocated to Ernest Street, North Sydney.[8]

In 1881, Gerard took up a leasehold of 4 acres of land within the Cooperville estate lands, fronting Military Road (between Winnie Street and Water Street),[9] where he had a large house built for his family named Redlands (now Redlands, Sydney Church of England Co-educational Grammar School).

Gerard was the alderman for the Borough of St Leonards in 1884, representing the Tunks Ward[10] and in 1892 became the second mayor of the newly formed North Sydney Council. Gerard Phillips died at Redlands, Military Road, Cremorne on 17th May 1892 aged 63.



Evidence of Phillips's involvement in the Parraween Estate subdivision is found in the naming of the streets: Winnie Street, Gerard Street and Phillip Street (now Parraween Street).

Figure 2. 5: Detail from map of part of Tunks Ward, Municipality of St. Leonards, c.1890 showing the layout of the Parraween Estate. Gerard Phillips's Redlands fronting (Great) Military Road is outlined in red. Source: Higinbotham & Robinson, NLA, MAP RM 1920c

[7] NSW Registry of Births Deaths & Marriages
[8] Sands Directory, 1880
[9] Book 216 No. 366
[10] "Advertising", *The Sydney Morning Herald*, Tuesday 12th February 1884, p. 3

Parraween Street

The leaseholds for the Parraween Estate subdivision were released in c.1883 without much fanfare and development of the area was slow.

The first reference to the Parraween Estate appears in the *Sydney Morning Herald* in 1883, advertising the sale of a weatherboard cottage on Military Road in the Parraween Estate (no longer surviving). Described as being on brick piers with verandah in front, containing 4 rooms, washhouse and fowl house, and underground and overground tanks. The cottage fronted Gerard Street and was located east of Phillips's residence on Military Road (Redlands). The cottage was available on leasehold for a period of about 97 years, at £8 per annum. [11]

Initially, development along Phillip Street (Parraween Street) commenced at its western end, from the intersection with Winnie Street, although not until 1886 do individual properties appear in the Sands Directory along Phillip Street.[12] Gerard Phillips would have been able to view the gradual development of the locality from his residence on Military Road on the western side of Winnie Street.

In 1888, a small advertisement appeared in *The Daily Telegraph* noting "several allotments in the Parraween Estate, leaseholds, ground rent ranging from 12s. per foot."[13]

Later that same year a terrace of three cottages with a detached cottage in Phillip Street (now named Parraween Street), "about 15 minutes from Mossman's Bay Ferry" were advertised for sale. These were located on Lots 28, 29 and 30 of Section 2 of the Parraween Estate. The terraces were described as brick with half halls, 2 rooms, kitchen and washhouse. The detached cottage had 4 rooms, kitchen and washhouse with verandahs front and rear. All four buildings were available for leasehold with about 94 years remaining with a ground rent of £12 per annum.[14]

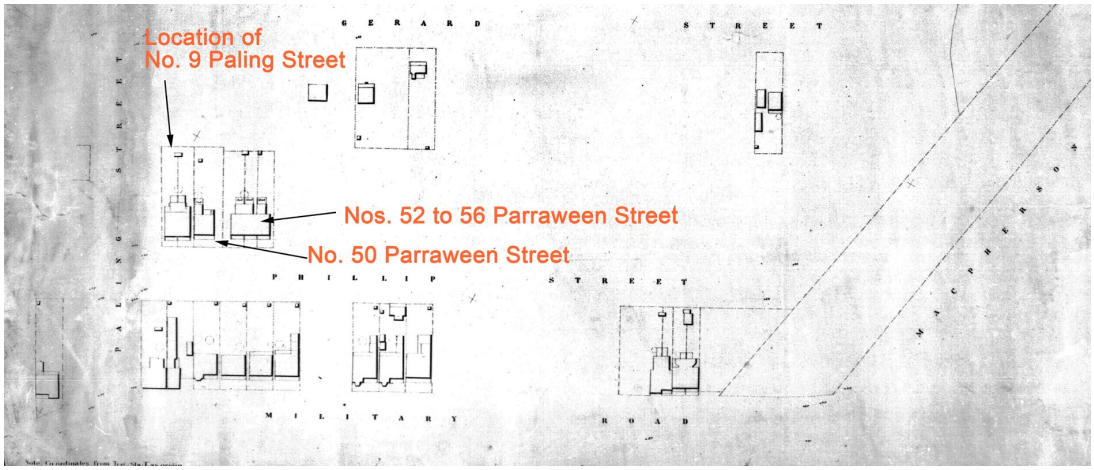


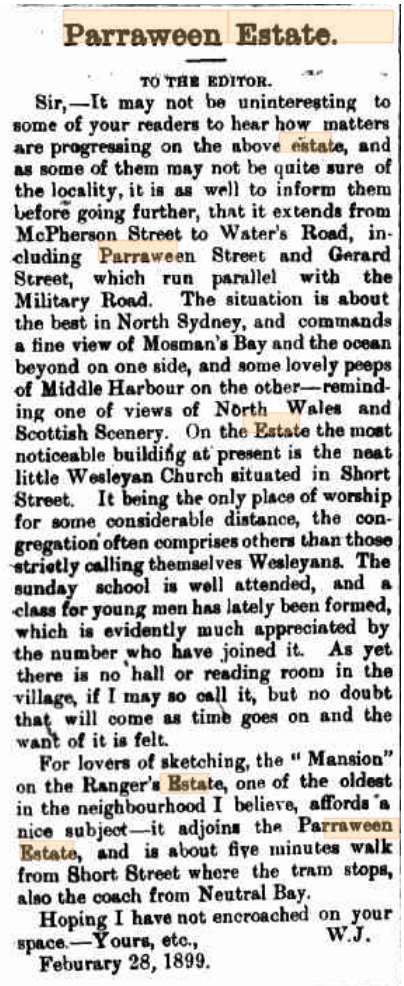
Figure 2. 6: Detail from North Sydney Block Plan Sheet No. 77 dated 1890s showing the first buildings to be constructed on the northern side of the western end of Parraween Street. These were Nos. 50 to 56 Parraween Street, constructed 1886 and 1887. Immediately to the east, a pair of semi-detached cottages were constructed shortly afterwards and have since been replaced by the residential flat building at No. 9 Paling Street. Source: Stanton Library

[11] "Advertising", *The Sydney Morning Herald*, Monday 18th February 1883, p. 11
[12] Sands Directory, 1884, 1885 and 1886
[13] Article: "Property Sales", *The Daily Telegraph*, Saturday 7th April 1888, p. 7
[14] Advertising; *The Sydney Morning Herald*, Wednesday 21st November 1888, p. 14

These properties appear to have been developed by bricklayer John Connor who took up the leaseholds of Lots 28 to 30 in 1886.[15] The houses first appear in the North Sydney Rates and Valuation Book for the years between 1888 and 1890.[16] The four houses, being the first properties to be developed on the north side of Phillip Street, east of Paling Street (initially called Short Street), remained the only houses on this part of Phillip Street until about 1892.[17] These original properties still survive today as Nos. 50 and 52 to 56 Parraween Street.

In 1892, the name of Phillip Street changed to Parraween Street.[18]

From the mid-1890s, Phillip Street and the immediate locality gradually developed and in 1899 street numbering appeared, starting at the western end. The four houses built by John Connor were at this time known as Nos. 46, 48, 50 and 52 Phillip Street.[19] By 1902, the eastern portion of the north side of Phillip Street had expanded to seven houses (Nos. 44 to 56 Phillips Street) and remained at this low level of development until c.1910.



Parraween Estate.

TO THE EDITOR.

Sir,—It may not be uninteresting to some of your readers to hear how matters are progressing on the above estate, and as some of them may not be quite sure of the locality, it is as well to inform them before going further, that it extends from McPherson Street to Water's Road, including Parraween Street and Gerard Street, which run parallel with the Military Road. The situation is about the best in North Sydney, and commands a fine view of Mosman's Bay and the ocean beyond on one side, and some lovely peeps of Middle Harbour on the other—reminding one of views of North Wales and Scottish Scenery. On the Estate the most noticeable building at present is the neat little Wesleyan Church situated in Short Street. It being the only place of worship for some considerable distance, the congregation often comprises others than those strictly calling themselves Wesleyans. The sunday school is well attended, and a class for young men has lately been formed, which is evidently much appreciated by the number who have joined it. As yet there is no hall or reading room in the village, if I may so call it, but no doubt that will come as time goes on and the want of it is felt.

For lovers of sketching, the "Mansion" on the Ranger's Estate, one of the oldest in the neighbourhood I believe, affords a nice subject—it adjoins the Parraween Estate, and is about five minutes walk from Short Street where the tram stops, also the coach from Neutral Bay.

Hoping I have not encroached on your space.—Yours, etc., W.J.

Feburary 28, 1899.

Figure 2. 7: Letter to the Editor singing the praises of the Parraween Estate. Source: *The Mosman Mail*, Wednesday 1st March 1899, p. 3

[15] Lease Bk 365 No. 923, 13th December 1886
[16] North Sydney Rates and Valuation Books; Assessment nos. 2520, 1036, 1035 and 1034
[17] Sands Directory 1892
[18] Sands Directory 1892
[19] Sands Directory 1899

In 1903, the trusteeship of Daniel Cooper Senior's will, including the residue of Thrupp's 700 acres, was transferred to Tom Raine Raine and Claude Gerard Phillips (son of Gerard Phillips).

On the 7th April 1906, the Perpetual Trustee Co. Ltd and the Assets Realisation and General Finance Co. Ltd became the proprietors of the leasehold estate comprising the Parraween Estate and other lands.[20] A few months later, on 10th October 1906, the share held by the Perpetual Trustee Co. Ltd was transferred to the Warringah Property Company Ltd.[21]

From the 1910s onwards, the leasehold parcels began to be merged into freehold ownership until on the 28th May 1913, the remainder of the leasehold lands were re-transferred to Tom Raine Raine and Claude Gerard Phillips as freehold lands.[22]

The ability to sell the individual allotments of the Parraween Estate as freehold, rather than leasehold, greatly influenced the taking up of the land and between 1908 and 1910, residential development along the north side of Parraween Street (east of Paling Street) jumped from just thirteen houses to thirty-one houses.[23]

As indicated by the North Sydney Council Rates Valuation books and the *Sands Directory*, occupiers of the Parraween Street properties were, in the main, working class, including labourers, painters, carters, plasterers, carpenters, laundry-owners, bricklayers, butchers and the like.[24]

Based on the above, Parraween Street, when first developed as a residential street and occupied in the first two decades of the 20th century, was predominantly working class. Notably many of the original/early leaseholders, owners and occupants were involved with the construction industry (labourerers, contractors, painters, plasterers and the like). Given that the former Cooperville Estate lands had been released as freehold land at this time, thus spurring on land ownership and development, it seems likely that many of the Parraween Street occupants and owners were involved with the development of the surrounding suburbs of Cremorne, Neutral Bay, Mosman and beyond.

The years of 1912 to 1914 saw the rapid development of the remainder of the northern side of Parraween Street, east of Paling Street, so that by 1914, the whole of the street had been fully developed (street numbers 44 to 108 Parraween Street). This was, in the main, due to brothers Helier and Percy Harbutt, building contractors and Charles Blackman, contractor.

[20] Primary Application 13129 and Vol. 1683 Fols. 211 and 212
[21] Vol. 1726 Fol. 204
[22] PA 18276 and Vol. 2370 Fol. 140
[23] Sands Directory 1908 & 1910
[24] *Sands Directory*, 1910 and Municipal of North Sydney Valuations Books



Figure 2. 8: 1918 photograph of Nos. 46-48 Parraween Street (since demolished and location of No.9 Paling Street), and Nos. 50, 52 to 56 and 58 Parraween Street (all still surviving). Source: Stanton Library



Figure 2. 9: 1918 photograph of Parraween Street looking east towards the intersection with Macpherson Street. Source: Stanton Library

The Harbutt Brothers

Brothers Helier and Percy were the sons of Thomas Jefcoate Harbutt of North Shields, England. In 1876, Thomas Harbutt, with his second wife, Annabelle Jennings and his children emigrated to Auckland, New Zealand. Although an ironmonger by trade, Harbutt Snr. established a successful brushware manufacturing business.[25]

Helier (1875-1947), was born in Jersey, England, the son of Thomas Harbutt's first wife Elizabeth Leslie. Percy Hawea (1877-1959), was born in Auckland to Thomas Harbutt's second wife (Annabelle Jennings).

By the early 1900s, both Percy and Helier (together with his wife Eva Wood), had relocated to Sydney and established a business as building contractors, Harbutt Brothers. They were involved in developing land around Mosman, Cremorne and Neutral Bay. Another brother, Lawrence Harbutt

[25] https://timespanner.blogspot.com/2012/01/street-stories-22-broom-maker.html

was a real estate agent and both businesses operated from Harbutt's Building on the corner of Military Road, MacPherson and Parraween Streets, Cremorne (demolished).

Percy, although a director of Harbutt Brothers, appears infrequently in notices and advertisements relating to property development and it appears that Helier undertook the majority of the development work for the company, including the architectural designs for a number of the buildings. One of the earliest projects known to have been undertaken by Helier Harbutt in the North Sydney area was the North Sydney Baptist Church, Willoughby Road, Crows Nest (demolished and replaced by the Northside Church), which was constructed in 1900 reportedly to plans by Harbutt himself.[26] In 1910, Helier became one of the founding directors of The Northern Suburbs Brick Co. Ltd (later renamed the Northern Suburbs Co-Operative Brick Co. Ltd.). The brickworks were located on 27 acres fronting Gordon Road, Artarmon.[27]



RESIDENTIAL FLATS AT CREMORNE.

Messrs. Harbutt Brothers propose building residential flats, seven stories in height, at Cremorne Point, just above the ferry wharf. The designers claim that it will provide the most modern example of the development of the self-contained flat. Each flat, so designed that it has its private balcony and is completely isolated, will comprise an extensive suite of rooms, including two bedrooms, a dining-room, a lounge, a balcony, a kitchen, and a bathroom, and will take up a quarter of the space of the floor on which it is situated. The first two floors of the building will probably be devoted to boarding purposes, and in the basement there will be a laundry and a plant for the supply of electric light and power to all rooms. Electric stoves and cooking outfits will be available, and it is intended to establish an elaborate system of telephone inter-communication. On the ground floor will be refreshment-rooms, a restaurant, and several shops. Several elevators will carry the tenants to their respective floors, and there will also be a special lift for tradesmen.

Figure 2. 10: Article outlining plans for the development of a substantial residential flat building by the Harbutt Bros at Cremorne Point. Source: *The Sun*, Tuesday 8th October 1912, p. 4



Figure 2. 11: Photograph dated c.1929 of Arundel, Moruben Road, Mosman, assumed to have been developed by the Harbutt Bros. Source: Caroline Simpson Library & Research Collection; CSL&RC PIC 2001/1: photograph album: Arundel, Mosman, Record No. 54068

Other works known to have been completed by Helier Harbutt and/or the Harbutt Bros. include Ryecroft Hall, 17 Shellcove Road, Neutral Bay (c.1917, to designs by Helier), a residence on Spit Road, Mosman to designs by architect James Peddle in 1906 (location unknown),[28] 8 room residence on the corner of Harbour Street, Mosman (assumed No. 35 Harbour Street),[29] a three storey residence on Boyle Street, Mosman (location unknown),[30] additions to No. 68 Gerard Street, Cremorne (demolished),[31] a brick cottage on Robert Street, Willoughby (location unknown),[32] two brick cottages on Laurel Street, Willoughby (location unknown),[33] a house on Spofforth Street, Mosman (location

[26] 'Notices', *The Sydney Morning Herald*, Tuesday 24th July 1900, p. 5
[27] Leplastrier, C., 1915; *Willoughby's Fifty Years: A Retrospect of the Jubilee Period of the Council of the Municipality of Willoughby for the years 1865-1915*, Willoughby Municipal Council, p. 88
[28] 'Tenders', *The Sydney Morning Herald*, Tuesday 2nd October 1906, p. 6
[29] 'Advertising', *The Sydney Morning Herald*, Saturday 20th July 1901, p. 6
[30] 'Advertising', *Construction: Weekly Supplement to Building*, Monday 22nd June 1914, p. 2
[31] 'Advertising', *Construction and Local Government Journal*, Monday 10th August 1914, p. 11
[32] 'Advertising', *Construction and Local Government Journal*, Monday 28th August 1916, p.2
[33] 'Advertising', *Construction and Local Government Journal*, Monday 4th December 1916, p. 2

unknown),[34] block of flats on Spofforth Street, Mosman (location unknown),[35] 'Arundel', Moruben Street, Mosman (demolished?),[36] as well as a number of cottages along Belmont Road, Mosman.[37]

Based on Land Titles records, Helier and Percy Harbutt were the freehold property owners of Lots 1 to 7 and Lot 9 to part Lot 20 of Section 2 of the Parraween Estate. As such, it is reasonable to assume that the Harbutt Bros., were responsible for the construction of the original single storey cottages on all of their allotments (refer to Table 2.1 below). Of the fourteen (14) cottages developed by the Harbutt Bros. along Parraween Street, between Paling Street and Langley Avenue, only five (5) remain today. Nos. 90 to 106 Parraween Street were demolished in the late 20th century to accommodate the Council run car park and a residential flat building.

Charles Blackman

Little is known about Charles Henry Blackman (1860-1918) and his wife Mary. According to the 1913 electoral roll, the Blackmans were residing at 3 Reynolds Street, Cremorne (within the Parraween Estate to the north of Parraween Street) and Charles was recorded as being a contractor and Mary, domestic duties. In 1900, according to the *Sands Directory*, they were residing at No. 16 Parraween Street, while by the time of Charles's death in 1918, they were residing at Ronda, Illiliwa Street, Neutral Bay.[38]

Based on Land Titles records, in 1906, Mary Blackman took out the leasehold for part Lot 20 through to Lot 27 of Section 2 of the Parraween Estate. According to the North Sydney Rates Valuation books, the houses located on these allotments were constructed between 1907 and 1909.

The North Sydney Rates Valuation books also indicate that a number of the Blackman allotments were sub-let (assumed) as other names are listed as rate payers in the assessment books for 1907-08 and 1908-09. Jacob Samuel Stenning, plasterer, who resided at 3 Raymond Road, Neutral Bay, is listed as the rate payer for Lots 24 to 27, while Alfred Jackson, butcher, (address unknown), is listed as the rate payer for Lots 20 to 23.

Given that Mary Blackman was the registered leaseholder for Lots 20 to 27 in the year preceeding the construction of the houses, it is reasonable to assume that the Blackmans were responsible for the construction of the original twelve (12) single storey cottages on their allotments, of which all remain today (refer to Table 2.1 below).

Other Owners of Note

The following is based on information researched and provided by the Cremorne Community Group.

Nos. 52, 54 and 56 Parraween Street

In 1917, allotments Nos. 27, 28 and 29 of Section 2 DP 4785 (Parraween Estete) were transferred to Miss Mary Beddie (Vol. 2767 5 and 6). Mary Beddie (1857-1933), was a shopkeeper who resided at

[34] 'Advertising', *Construction and Local Government Journal*, Monday 26th August 1918, p. 1
[35] 'Building, Industry & Machinery', The Sun, Monday 21st January 1918, p. 7
[36] Caroline Simpson Library & Research Collection; CSL&RC PIC 2001/1: photograph album: Arundel, Mosman
[37] 'Mosman Council', *Mosman, Neutral and Middle Harbour Resident*, Saturday 17th August 1907, p. 8 and 'Advertising', *The Sydney Morning Herald*, Wednesday 25th September 1907, p 7
[38] 'Family Notices', *The Sydney Morning Herald*, Thursday, 16th May 1918, p. 6

No. 22 Flinders Street, Surry Hills at the time of her purchase of the row of three cottages and never lived on Parrween Street.[39]

Miss Beddie was a foundation member of the Australian Labour Party and the ALPs Women's Central Organising Committee, and between 1907 and 1913 was the president of the Domestic Workers Union and claimed responsibility for the inclusion of the 'Full Citizen Rights for Women' clause in the ALP platform. In 1915, Mary was a senate candidate and in 1928 she formed the Howard Prison Reform League and visited gaols in Scotland and Europe.

At the time of her death, her estate amounted to £2213, and was distributed to charity and political causes, while her library was bequeathed to the Sydney Trades Hall.[40]

Nos. 82, 84, 86 and 88 Parraween Street

In 1918, part Lots 15 and 20, Lots 16, 17, 18 and 19 of Section 2 DP 4785 were transferred from Helier Harbutt to Sophia Aspinall Vicars, wife of John Vicars, gentleman of Mosman.[41] The Vicars never resided on Parraween Street, rather they are recorded as living at No. 4 Mosman Street, Mosman in the 1918 *Sands Directory*.

Sir John Vicars (1857-1936), who, together with his brothers Sir William and Rober Vicars, took over their father's woolen mill John Vicars & Co. The firm later acquaired the Sydney Woolen Mills Ltd, at Parramatta. Sir John later formed a partnership with James P Johnson as Messers. Johnson & Vicars, woolbrokers, wool-scourers and fellmongers. He was noted for his volunary work as chairman of the state Wool Committee from 1917 and as chairman of the British Australian Wool Realization Association Ltd. For many years he was on the executive and sometime chairman of the Wool Buyers' Association, treasurer of its soldiers' convalescent hospital and a member of the Tariff Board in 1923.

In 1928 Sir John joined the board of the Australian Gas Light Co., and later the boards of Australian Steam Pty Ltd, Caledonian Collieries Ltd, Howard Smith Ltd, the Equitable Permanent Benefit, Building, Land and Savings Institution, and the National Mutual Life Association of Australia Ltd. He was also a golfing enthusiast, the president and captain of the Australian Golf Club and a member of the New South Wales Club.[42]

[39] *Sands Directory*, 1918
[40] https://peopleaustralia.anu.edu.au/biography/beddie-mary; *Labor Daily*, Tuesday 18th July 1933, p. 4 and *Australian Worker*, Wednesday 10th January 1934, p. 5
[41] CT Vol. 2888 Fol. 29 and Vol. 2799 Fols. 214 and 215
[42] Walsh G. P. 'Vicars, Sir John (1857–1936)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, https://adb.anu.edu.au/biography/vicars-sir-john

2.3.1. History of Ownership of Parraween Street Allotments

The following provides an outline of the history of ownership of the allotments on the northern side of Parraween Street, between Paling Street and Langley Avenue.



Figure 2. 12: Aerial photograph of Parraween Street showing current allotment boundaries and real property description overlaid with original allotment boundaries and lot numbers as subdivided as Section 2 of the Parraween Estate. Source: LRS SixMaps

Table 2. 1: Land ownership for Parraween Street properties. Rows highlighted in yellow indicate where the original building still survives on its original allotment. Refer to Figure 2.12 above for location of the individual allotments

ADDRESS		**LAND TITLES RECORDS**			**RATES BOOKS**			
Current Street Address/ Lot and DP	**Original Lot of Section 2 DP 4785**	**Lessee/ Owner**	**Date**	**Certificate of Title**	**Rate payer**	**Date first rated**	**Building Description**	**First Occupant (date)**
9 Paling Street (SP18821)	**Lot 32**	Hermann Fischer, road contractor	2/3/ 1883	Bk 339 No. 996	H Fischer	1887	House Brick/Iron 1/3	E. Robinson (1890)
	Lot 31	Hermann Fischer, road contractor	2/3/ 1883	Bk 339 No. 996	H Fischer	1887	House Brick/Iron 1/3	Alexander Swan (1890)
50 Parraween Street (Lot 30, Section 2 DP4785 and Lot 1, DP1050050)	**Lot 30**	John Connor	13/12/ 1886	PA 13129	John Connor	1888-1889	House Brick/Iron 1/5	John Connor (1890)
52 Parraween Street (Lot A, DP366345)	**Lot 29**	John Connor	13/12/ 1886	PA 13129	John Connor	1889-1890	House Brick/Iron 1/3	William Lego (1890)
54 Parraween Street (Lot B, DP 366345)	**Lot28/29**	John Connor	13/12/ 1886	PA 13129	John Connor	1889-1890	House Brick/Iron 1/3	Thomas Booking (1890)
56 Parraween Street (Lot C, DP366345)	**Lot 28**	John Connor	13/12/ 1886	PA 13129	John Connor	1889-1890	House Brick/Iron 1/3	John Brady (1893)
58 Parraween Street (Lot A, DP419832)	**Lot 27**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Jacob Stenning	1906-1907	House Brick unfinished 1/6	Herbert Gaffrey, butcher (1908-09)
60 Parraween	**Lot 26/27**	Mary	12/10/	Vol. 1726	Mary	1906-	House Brick	John Blackie,

ADDRESS		LAND TITLES RECORDS			RATES BOOKS			
Current Street Address/ Lot and DP	**Original Lot of Section 2 DP 4785**	**Lessee/ Owner**	**Date**	**Certificate of Title**	**Rate payer**	**Date first rated**	**Building Description**	**First Occupant (date)**
Street		Blackman (lessee)	1906	Fol. 204	Blackman	1907	unfinished 1/6	labourer (1908-09)
62 Parraween Street (Lot A, DP412718)	**Lot 26**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Jacob Stenning	1908-1909	House 1/4	William Butler, bootmaker (1908-09)
64 Parraween Street (Lot B, DP412718)	**Lot 25/26**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Charles Blackman	1907-1908	House 1/4	Harry Cheal, bread carter (1908-1909)
66 Parraween Street	**Lot 24/25**	Mary Blackman (lessee)	12/10 /1906	Vol. 1726 Fol. 204	Jacob Stenning, plasterer	1907-1908	House	Ernest Alfred Jones, traveller (1908-1909)
68 Parraween Street (Lot 2, DP1001062)	**Lot 24**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Jacob Stenning, plasterer	1907-1908	House (noted 1/4 in next year)	Herbert Saville, draftsman (1911)
70 Parraween Street	**Lot 24/25**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	William Angus, hairdresser (1908-1909)
72 Parraween Street (Lot Y, DP 442664)	**Part Lot 23**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	Cecil Willington, tram conductor (1911)
74 Parraween Street (Lot A, DP438187)	**Part Lot 23**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House- unfinished	Thomas Albert Rolfe, electrician (1911)
76 Parraween Street	**Lot 22/23**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	Herbert Coats, labourer (1911)
78 Parraween Street (Lot 1, DP 441402)	**Lot 21/22**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	William Weeks, engineer (1911)
80 Parraween Street (Lot 2, DP 441402)	**Lot 20/21**	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House- unfinished	William Lake, carter (1911)
82 Parraween Street (Lot 1, DP19887)	**Lot 19/20**	Helier Harbutt (lessee)	28/01/ 1907	Vol. 2762 Fol. 220	Helier Harbutt (lessee)	1908-1909	House	George Blackman, plumber (1908-1909)
84 Parraween Street (Lot 2, DP19887)	**Lot 18/19**	Helier Harbutt (lessee)	28/01/ 1907	Vol. 2762 Fol. 220	Helier Harbutt (lessee)	1908-1909	House	George Blackman (crossed out) (1908-1909)
86 Parraween Street (Lot 3, DP19887)	**Lot 18/17**	Helier Harbutt (lessee)	28/01/ 1907	Vol. 2762 Fol. 220	Helier Harbutt (lessee)	1908-1909	House	Charlotte Finlay, charwoman (1908-1909)
88 Parraween	**Lot 17/16**	Helier	28/01/	Vol. 2762	Helier	1908-	House	John Holmes,

ADDRESS		LAND TITLES RECORDS			RATES BOOKS			
Current Street Address/ Lot and DP	**Original Lot of Section 2 DP 4785**	**Lessee/ Owner**	**Date**	**Certificate of Title**	**Rate payer**	**Date first rated**	**Building Description**	**First Occupant (date)**
Street (Lot 4, DP19887)		Harbutt (lessee)	1907	Fol. 220	Harbutt (lessee)	1909		painter (1908-1909)
Driveway leading to 81A-81B Gerard Street (SP 13518) (90 Parraween Street)	**Lot 16/15**	Helier Harbutt (lessee)	28/01/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Thomas Goldsmith, clerk (1908-1909)
92 Parraween Street (SP 58904)	**Lot 15/14**	Helier Harbutt (lessee)	28/01/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	George Wood, carpenter (1908-1909)
	Lot 14/13	Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Charles den Lucas, labourer (1908-1909)
	Lot 13/12	Helier and Percy Harbutt (lessees)	21/05 /1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	George Phillips, laundry-man (1911)
Council carpark, 96 - 106 Parraween Street (Lot 1 of DP 572817, Lot 1 of DP980455, Lots A & B of DP 318784, Lot 1 of DP 980451)	**Lot 12/10**	Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Edward Nicholas Milham, tailor (1911)
	Lot 10/9	Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Mrs Harriette Wombey, domestic duties (1911)
	Lot 9/8	John O'Connor (lessee)	14/09/ 1892	PA 18276	John Goss	1896-1897	House Wood/Iron 1/2 (demo. by 1901)	John Goss (1896-1897)
		Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Mrs Henrietta Dabell, domestic duties (1911)
Council carpark, 96 - 106 Parraween Street (Lot 1 DP 572817, Lot 1 DP980455, Lots A & B DP 318784, Lot 1 of DP 980451)	**Lot 8/7**	Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	George Murphy, letter carrier (1911)
	Lot 7/6	Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	John Phillips Holmes, contractor (1911)
North Sydney Family & Child Health Centre, 108 Parraween Street (Lots 3 & 4 DP 1122786)	**Part Lot 5/6**	Helier and Percy Harbutt (lessees)	21/05/ 1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Harry Rogers, contractor (1911)

2.3.2. Historic Aerial Photographs of the Study Area

The following sequence of historic aerial photographs illustrate the development history of Parraween Street and Military Road between Paling Street and Langley Avenue.

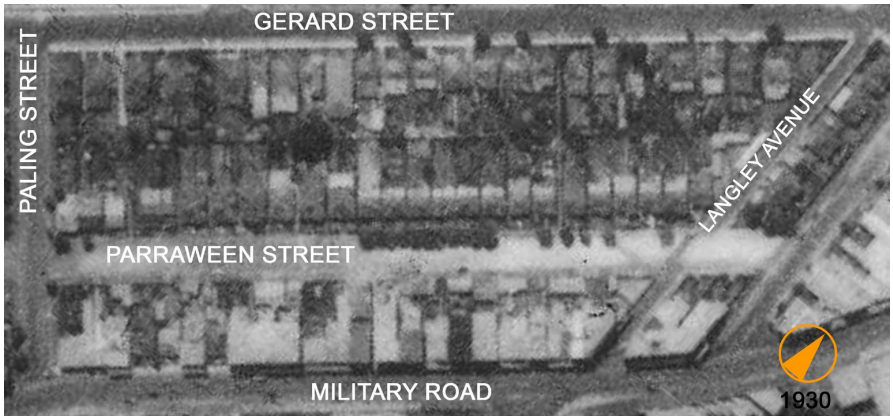


Figure 2. 13: 1930 aerial view of Parraween Street and Military Road. Source: NSW Spatial Services

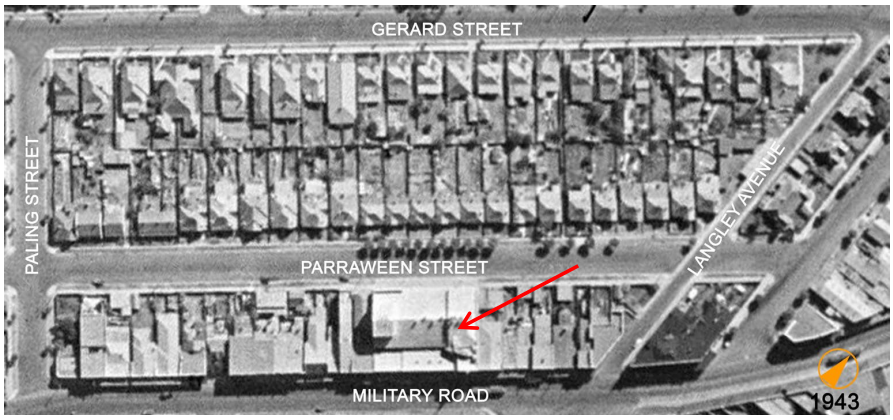


Figure 2. 14: 1943 aerial view of Parraween Street and Military Road. By this stage the Cremorne Orpheum Theatre on Military Road had been constructed (indicated with an arrow). Source: NSW Spatial Services

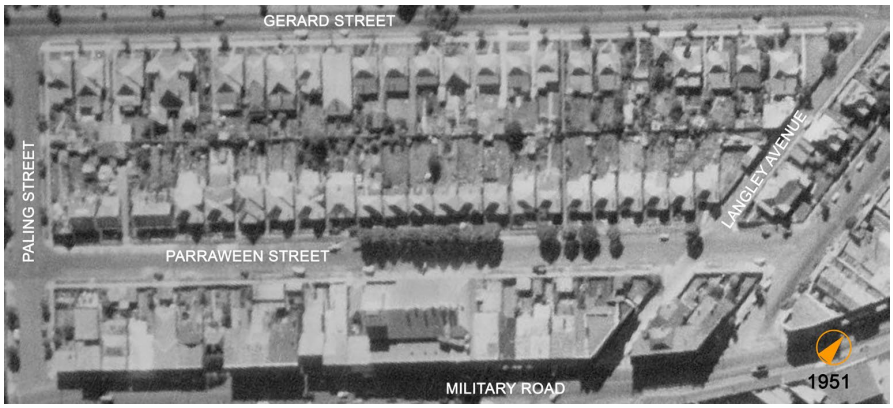


Figure 2. 15: 1951 aerial view of Parraween Street and Military Road. Source: NSW Spatial Services

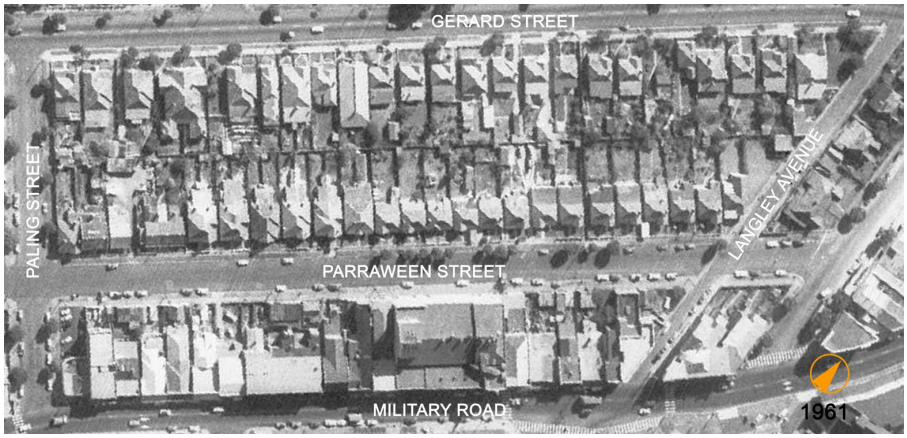


Figure 2. 16: 1961 aerial view of Parraween Street and Military Road. Source: NSW Spatial Services



Figure 2. 17: 1978 aerial view of Parraween Street and Military Road. By this stage, Nos. 95 to 106 Parraween Street had been demolished for the North Sydney Council car park (indicated with a red arrow) and NO. 90 Parraween Street had been demolished to provide vehicle access to the residential flat building fronting Gerard Street to the north (indicated with a blue arrow). Source: NSW Spatial Services



Figure 2. 18: 1986 aerial view of Parraween Street and Military Road. By this stage, Nos. 46 & 48 Parraween Street had been demolished and replaced with a residential flat building, No. 9 Paling Street (indicated with an arrow). Source: NSW Spatial Services



Figure 2. 19: 2001 aerial view of Parraween Street and Military Road. Nos. 90 to 94 Parraween Street have been demolished (indicated with a blue arrow) and the Cinema has been extended to the east, taking in No. 388 Military Road (indicated with a red arrow). Source: NSW Spatial Services

2.4. Historical Development of the Hayden Orpheum Picture Palace

The following history of the Hayden Orpheum Picture Palace relies in part on notes provided by Dr. Ian Hoskin, Stanton Library, from his presentation as part of the National Trust of Australia (NSW) Heritage Festival event: *The Art Deco Jewel in Sydney's Crown: Behind the Scenes at The Orpheum*, hosted by the Cremorne Conservation Group, May 2022.

Refer also to Appendix A for a sequence of diagrams illustrating the history of the physical development of the Hayden Orpheum Picture Palace.

2.4.1. Early Development of Military Road, Cremorne

The Hayden Orpheum Picture Palace is located on the northern side of Military Road, between Paling Street and Langley Avenue, within Thrupp's grant and the former Cooperville estate lands (refer to above for details). This portion of Military Road was originally subdivided and sold as leasehold land in the early 1880s as Section 1 of the Parraween Estate.

Military Road (previously known as Great Military Road or the Government Road) was originally developed as the access route from St Leonards (now North Sydney) to the barracks area at Middle Head, declared as a military reserve in 1861 by the Colonial government. Although not officially formed until 1871, a track existed across Thrupp's grant by the 1830s.

As with the whole of the Parraween Estate (refer to Section 2.3 above), the subdivision and release of the land fronting Military Road did not occur until c.1883. Initially development along Military Road spread eastwards from St. Leonards and it was not until the late 1880s that development reached the portion of Military Road where the Hayden Orpheum Picture Palace is now located.

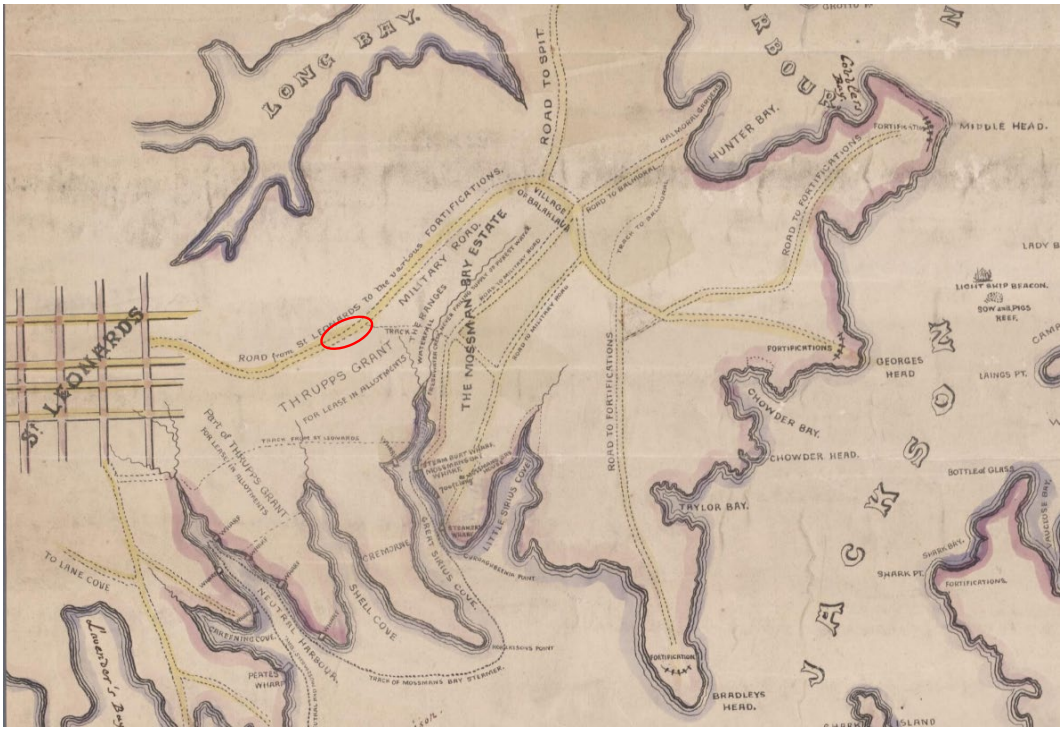


Figure 2. 20: Detail from map dated c.1870 entitled "Mossmans Ferry: showing course taken by steamer and various roads to Pearl Bay, Spit and Balmoral, Middle Harbour; Georges and Bradleys Head ; Curraghbeenia Point & c", showing Military Road connecting St. Leonards township to the Mossman Bay Estate, east of Thrupp's land grant. The approximate location of the Hayden Orpheum Picture Palace is indicated with a circle. Source: NLA, Map F 126

The *Sands Directory* provides an indication of the type of development that was occurring along Military Road, Cremorne in the late 19th century. By 1888, Military Road, between Winnie Street and Middle Harbour Road, contained a bricklayer, storekeeper, parcel delivery, clerk, butcher, produce merchant, carpenter and the St. Leonard Land, Building & Investment Co.[43] In 1897, between Paling Street and Macpherson Street, occupants included bootmakers, butchers, vanman, contractor, storekeepers, plumber, blacksmith and surveyor.[44]

This mix of trades, retail and commercial uses continued throughout the 20th century and, as with the occupants of Parraween Street, it seems possible that many of the local residents who worked in the construction trades were involved with the development of Cremorne and the surrounding suburbs.

By 1932-33 (the final year of publication of the *Sands Directory*), the allotments that today contain the Hayden Orpheum Picture Palace and the properties either side of the appear to have been in use as a fruiterer, butchers, grocers, dentist, and bootshop.[45]

[43] Sands Directory, 1888
[44] Sands Directory, 1897
[45] Sands Directory, 1932-33



Figure 2. 21: 1950s photograph of Military Road between Winnie and Paling Street. Source: Stanton Library

Military Road Allotments

The original real property description of the Hayden Orpheum Picture Palace, Nos. 378-380 Military Road, Cremorne was Lots 7 to 10 and part Lot 11 of Section 1 of DP 4785 (see Figure 2.22). The adjacent property at No. 372-372A Military Road and 75 Parraween Street was known as Lot 11 of Section 1 of DP 4785 and Nos. 388 and 390 Military Road were known as Lots 4 to 6 of Section 1 of DP 4785 (see Figure 2.22). All of the subject allotments formed part of the Parraween Estate (refer above for further information).



Figure 2. 22: Aerial photograph of Military Road showing current allotment boundaries and real property description overlaid with original allotment boundaries and lot numbers as subdivided as Section 1 of the Parraween Estate. The allotments that contain the original Hayden Orpheum Picture Palace are shaded blue. Source: LRS SixMaps

In 1881, the Parraween Estate lands (along with the majority of the Cooperville lands) were transferred in leasehold from the trustees of the Cooper family to William Henry Paling and Andrew Hardie McCulloch the Younger. Paling and McCulloch, property developers, prepared the subdivision of the Parraween Estate, together with Gerard Phillips, the administrator of the Cooper Estate lands.

The individual allotments were released as leasehold in c.1883, including the allotments fronting the northern side of Military Road.

On 29th June 1915, the leasehold of the Parraween Estate was transferred to the Warringah Property Development Co.[46] The leaseholds of Lots 4 to 11, the allotments that hold the Hayden Orpheum Picture Palace and the buildings either side of the cinema were then re-transferred as freehold title.

By 1935, Lots 7 to 10 and part Lot 11 had been acquired as freehold property by Anthony Virgona the Elder, who developed the Hayden Orpheum Picture Palace.

[46] Vol. 2585 Fol. 99

The history of land ownership up to the first few freehold owners of Lots 4 to 6 and Lot 11 of Section 1 of the Parraween Estate is as follows:

Street Address	**No. 390 Military Road**		**No. 388 Military Road**	**No. 372 & 372A Military Road/75 Parraween Street**
Original Lot/DP	**Lot 4/1/4785**	**Lot 5/1/4785**	**Lot 6/1/4785**	**Lot 11/1/4785**
Current Lot/DP	**SP103469**		**Lot 6/1/978497**	**Lot 100/615583**
Leasehold PA 19020	David Bailey 17/5/1886 Bk. 340 No. 894	Mary L. Bailey 27/8/1888 Bk. 509 No. 165	Caroline Edith Ryman 6/3/1899 Vol. 2585 Fol. 99	Samuel Roger Underwood 2/3/1883 Bk. 974 No. 779
Freehold	Michael Fetherstone 18/12/1916 Vol. 2585 Fol. 95	Charles Smith 18/12/1916 Vol. 2585 Fol. 95	Moran & Cato Ltd., grocers 22/2/1923 Vol 3422 Fol. 241	Alfred Collins, builder 26/10/1920 Vol. 2585 Fol. 95
	Harold Geddes, master butcher 30/5/1918 Vol. 2723 Fol. 5	Hilton Charles Garnett Smith, medical practitioner 6/8/1926 Vol. 3895 Fol. 76	H & R Enterprises P/L 10/6/1977 Vol. 4812 Fol. 7	Lawrence Price, estate agent 17/1/1921 Vol. 3115 Fol. 237
	Chin Ing, green grocer 20/12/1920 Vol. 2723 Fol. 5	Clive Nigel Smith, medical practitioner 6/8/1926 Vol. 3895 Fol. 77		

The history of land ownership with respect to the Hayden Orpheum Picture Palace, Lots 7 to part Lot 11 of Section 1 of the Parraween Estate is as follows:

Original Lot/DP	**Lot 7/1/4785**	**Lot 8/1/4785**	**Lot 9/1/4785**	**Lot 10/1/4785**	**Part Lot 11/1/4785**
Current Lot/DP	**Lot 2/1106512**	**Lot 8/1/978497**	**Lot 9/1/975041**	**Lot 10/951095**	**Lot 1/1106512**
Leasehold PA 19020	Charles George Ryman 15/9/1894 Bk. 602 No. 657	Caroline Edith Ryman 5/12/1893 Bk. 571 No. 486	Henry McHugh 5/12/1893 Bk. 973 No. 93	Samuel Roger Underwood 2/3/1883 Bk. 974 No. 778	Samuel Roger Underwood 2/3/1883 Bk. 974 No. 779
Freehold	Charles George Ryman 12/06/1916 Vol. 2673 Fol.76	Mary McLean, widow 7/3/1928 Vol.4118 Fol.223	John W. R. Reynolds, company manager 4/9/1919 Vol.2967 Fol.195	Arthur Joseph Reynolds, Warringah Property Co. Ltd 29/06/1916 Vol.2677 Fol.111	Arthur Joseph Reynolds 12/12/1928 Vol.4263 Fol.61
	Clara Jones, married woman 16/10/1916 Vol. 2673 Fol.76		Sarah Elizabeth Graham Reynolds, widow 20/10/1926 Vol.3925 Fol.174	General Investments Ltd. 4/5/1930 Vol.2677 Fol.111	General Investments Ltd. 10/11/1931 Vol.4507 Fol.152
	Zilpah Hannah Ryman, wife of C. Ryman, plumber 23/1/1917 Vol. 2673 Fol.76				
	Annie Charlton, wife of Herbert Charlton, dentist 22/1/1917				

Original Lot/DP	Lot 7/1/4785	Lot 8/1/4785	Lot 9/1/4785	Lot 10/1/4785	Part Lot 11/1/4785
	Lewis Daniel Bull, gentleman 15/10/1917 Vol. 2673 Fol.76				
	Gladys Sylvia Smith, wife of Tom Smith, public accountant 1/3/1929 Vol.4253 Fol.244				
	Robert Stanley Elwin, bank officer 21/3/1929 Vol.4253 Fol.244				
	Robert Henry Moss, gentleman 4/1/1933 Vol.4253 Fol.244				
	Anthony Virgona the Elder 8/3/1934 Vol.4253 Fol.244	**Anthony Virgona the Elder 3/1/1935 Vol.4665 Fol.249**	**Anthony Virgona the Elder 20/12/1934 Vol.3925 Fol.174**	**Anthony Virgona the Elder 6/4/1934 Vol.2677 Fol.111**	**Anthony Virgona the Elder 6/4/1934 Vol.4507 Fol.152**

2.4.2. The Virgonas and the North Sydney Orpheum Cinema

Constructed in 1935, the Cremorne Orpheum Theatre (now known as the Hayden Orpheum Picture Palace,) was the third cinema built by the Virgona family. Prior to this, the Virgonas had initially constructed a cinema – also called the Orpheum – in North Sydney, at the intersection of Junction Street (later the Pacific Highway) and Alfred Street in 1913, [47] subsequently replacing it with a another Orpheum cinema in 1924 in the same location.

Born in 1870 in the Aoelian Islands off Italy, Angelo Virgona emigrated to Sydney in the early 1880s, possibly with other members of his family. *Sands Directory* records indicate that the Virgonas were fruit vendors, initially located in Bridge Road and later Pitt Street, Sydney and then setting up a second shop in Mount Street, North Sydney in 1906.[48] While still relatively undeveloped in the mid-19th century, by the early 20th century North Sydney had grown into a booming town of more than 30,000.

According to family recollection, Angelo Virgona had been convinced to open a cinema by his brother, Frank, who had witnessed the emerging phenomenon of film in the United States.[49]

The first Orpheum Picture Theatre (1913) showed silent films, seated 1200 persons and cost 12,000 pounds. It was a modest, single storey structure with tower, constructed of timber and stamped metal

[47] "Advertising" *The Sun*, December 21, 1913, 3.
[48] Dr. Ian Hoskins, presentation notes for *The Art Deco jewel in Sydney's crown: Behind the Scenes at The Orpheum*; May 2022
[49] Dr. Ian Hoskins; May 2022

sheeting simulating stonework.[50] The interior was described as "tastefully decorated, and the seating accommodation … most comfortable."[51]

The cinema was one amongst a wave of purpose-built cinemas that had begun to appear in Australia, albeit mainly in the cities. In the suburbs, films largely continued to be shown in local halls or open-air venues,[52] and as such the Orpheum in North Sydney, as a purpose-built venue, was relatively novel at the time.



Figure 2. 23: Advertisement for the opening of the first North Sydney Orpheum Picture Theatre. Source: *The Sun*, December 21, 1913, 3.



Figure 2. 24: View of the exterior of the first North Sydney Orpheum Picture Theatre, showing the entrance arch, imitation pillars and iron gates. Source: Clark, John Stephen, "Orpheum Theatre," *Kino: Journal of the Australian Theatre Historical Society* 7, No. 3 (March 1989): 7

With the increasing popularity of 'cinema-going' and the rapidly growing population of North Sydney, it became apparent that the old structure was no longer sufficient. As such, in 1924, the Virgonas demolished the old Orpheum Picture Theatre and built a new, larger and more modern cinema in its place, officially opened on the 23rd January 1924.[53]

Designed by Roseville-based architect C. Reynolds Winter, the new brick cinema was designed in the restrained, classical style of a 'suburban' theatre, built at a cost of 30,000 pounds and seating 1795 people.[54] *Building* magazine praised the rebuilt theatre for its "restful and satisfactory" design which "[raised] the tone of picture theatre architecture above the conceptions of what was considered suitable a decade ago."[55] It featured a main auditorium with dress circle and simple interior decoration, a winter garden at the rear, and six shops to either side of the main entry along the Junction Street frontage.[56]

The North Sydney Orpheum Picture Theatre proved highly successful, and by the 1930s the Virgonas were preparing to open an additional cinema, this time in the neighbouring suburb of Cremorne.

[50] "The Orpheum Theatre, Cremorne, Sydney," *Building* 57 (12 October 1935): 13
[51] "Picture Shows, the new films," *The Sun,* December, 29 1913, 23
[52] Les R Tod. "Hayden Orpheum Picture Palace," unpublished article. Stanton Library, Cremorne Orpheum Theatre Vertical File
[53] "New Theatre for North Sydney," *The Sydney Morning Herald,* January 24, 1924, 10
[54] "New Picture Show at North Sydney, *The Labour Daily,* January 24, 1924, 8.
[55] "Orpheum Picture Theatre, North Sydney," *Building* 40, No. 240 (August 12, 1927): 69
[56] "Orpheum Picture Theatre" *Building* 40, No. 240 (August 12, 1927): 71



Figure 2. 25: (above) Main auditorium of the North Sydney Orpheum, c1924. Source: Stanton Library LH REF PF718/13



Figure 2. 26: (right) The North Sydney Orpheum shortly after construction, c1924. Source: Stanton Library, LH REF PF718/11

2.4.3. The Cremorne Orpheum Theatre

The Cremorne Orpheum Theatre was officially opened on the 3rd of October 1935 by Reginald W.D. Weaver, Member for Neutral Bay, after 9 months of construction, at a cost of approximately 45,000 pounds.[57] Initially a site in Pitt Street, Sydney, opposite Anthony Hordern's department store was considered, however it was a site along Military Road, Cremorne that was ultimately chosen.[58]

At the time that the Cremorne Orpheum Theatre opened nearly all feature-length movies were presented with synchronised sound and, by the mid-1930s, some were also in full colour. The advent of sound secured the dominant role of the American industry and gave rise to the so-called 'Golden Age of Hollywood'. During the 1930s and 1940s, cinema was the principal form of popular entertainment, with people often attending cinemas twice a week. Ornate 'super' cinemas or 'picture palaces', offering extra facilities such as cafés and ballrooms, came to towns and cities.[59]

The Cremorne Orpheum Theatre was identified as a 'suburban' cinema, distinct from its regional or city counterparts. The suburban cinema occupied the space between the simple shed-like structures of regional cinemas, and the elaborate entertainment complexes of city theatres. Suburban cinemas tended to be of a moderate scale, with some elaborate detailing and decorative elements and generally included space for shops or other commercial uses. The rise of the suburban theatre coincided with a population shift towards the suburbs as technology, motor vehicles and urban planning facilitated the decentralisation of the city and the growth of the suburb.

Through the new theatre, the Virgonas hoped to "offer the public a perfect theatre, one that could stand comparison with any overseas rival and to stimulate in the residents of the North Shore a keener interest in a centre that can be made another Sydney".[60] It was intended that the building, which,

[57] Opportunities for Business" *Construction and Real Estate Journal* NSW, August 8, 1934, 12; "The Orpheum Theatre, Cremorne, Sydney," *Building* 57 (12 October 1935): 13
[58] John Stephen Clark, "Hayden Orpheum" p5-9 (Stanton Library)
[59] https://www.scienceandmediamuseum.org.uk/objects-and-stories/very-short-history-of-cinema
[60] "Cremorne Orpheum Theatre" *Catholic Freeman's Journal,* November 21, 1935, 44-46

while serving the purpose for which it is intended, would also "lend impetus to the scheme of civic progress."[61]

Publications and publicity at the time of its opening indicate that the Cremorne Orpheum was conceived out of an aspiration to provide a cinema that would exceed the provisions of the typical suburban theatre: to be "the most perfect motion picture theatre" and "the grandest theatre in the southern hemisphere."[62] The inclusion of a ballroom, ground and first floor foyers with lounge areas, the scale of the cinema, and inclusion of modern materials and fixtures indicated a desire to provide facilities aligned with the city theatres, such as the State Theatre (which too included a ballroom, shops, and coffee lounge alongside the cinema). Such an aspiration was evident even in the choice of architect for the cinema, the noted theatre architect G. N. Kenworthy.

George Newton Kenworthy FRAIA (1885-1954)

Born in Manchester, England in 1885, George Newton Kenworthy (known as Kennie) moved to Australia in 1911 and soon after took up a position with the NSW Government Architect's Branch, eventually becoming Architect-in-Chief of the Secretary's Department, Theatres and Public Halls Section. In 1923 he became a partner in the firm of noted theatre architect Henry Eli White until 1929.[63] During this time, White and Kenworthy were involved in the design of a number of significant projects, including the Civic Theatre, Newcastle; St James Theatre, Sydney; Palais Theatre, Melbourne, among others.[64]

In 1929 Kenworthy left the firm to establish his own practice at 105 Pitt Street, where he continued to design cinemas, as well as commercial and residential buildings.[65] Kenworthy died at his house in Lindfield in October 1954. At the time of his death, he was remembered as a "recognised authority on the design and construction of theatres and auditoria generally," having "left his mark on the skyline of Sydney."[66]

Kenworthy's Designs for the Cremorne Orpheum

Described as "Sydney's first suburban city theatre"[67] the lavishly decorated and expansive theatre was a departure from the modest picture theatres of the suburbs of the recent past. It was designed with the intent to incorporate all 'modern' elements: from the external elevation, acoustics, interiors, fixtures and furnishings and was thus considered on completion the "apotheosis of all theatre progress."[68] The use of modern materials and stylistic motifs in the design of cinemas were considered "harmonious with the spirit of modernity," embodied in the new building type of the cinema and the use it facilitated.

[61] "Cremorne Orpheum Theatre," misc. publication, undated, Stanton Library
[62] "Orpheum Picture Palace Returns in all its Glory," *The Sun Herald,* December 13, 1987.
[63] "Death of G.N. Kenworthy" *Construction,* December 8, 1954, 36.
[64] https://theatreheritage.org.au/on-stage-magazine/profiles/item/629-henry-eli-white-australasia-s-most-prolific-theatre-architect
[65] "Architects' Move" *Evening News,* September 9, 1929, 4
[66] "Death of G.N. Kenworthy" *Construction,* 36.
[67] "Cremorne Orpheum Theatre," misc. publication, undated, Stanton Library
[68] "Cremorne Theatre Opens," *Decoration and Glass*, (November 1935): 33

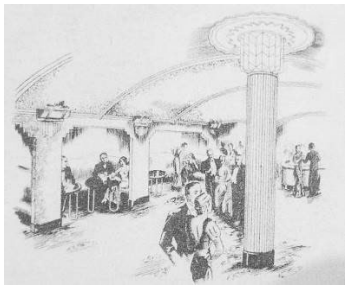


Figure 2. 27: Artist's representation of the dress circle foyer. Source: Cremorne Orpheum Cinema commemorative publication, 1935.

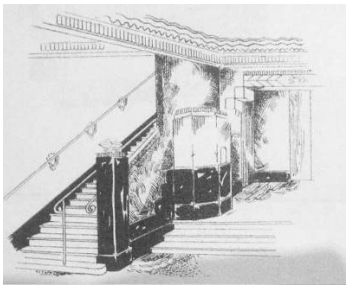


Figure 2. 28: Artist's representation of the entry foyer. Source: Cremorne Orpheum Cinema commemorative publication, 1935.

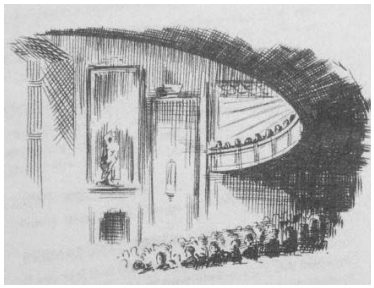


Figure 2. 29: Artist's representation of the main auditorium Source: Cremorne Orpheum Cinema commemorative publication, 1935.

Kenworthy, who had a keen understanding of the technical requirements of theatre design, embraced this view and believed that technology, architectural form, and stylistic decoration could be integrated to create a 'wholistic' building design.

Kenworthy considered the integration of lighting especially applicable to theatres. Light, as the source of entertainment by virtue of projection, was the most appropriate medium of decoration to express the function of the building. In this way, it was necessary to design the architectural form in a way that could integrate lighting and enhance the decorative features of the place.[69] Much attention was given to the lighting scheme internally and externally, which utilised a combination of over 2000 electric globes as flood lighting and over 2000 feet of coloured neon tubing to illuminate the building and emphasise its deco form.[70]

Construction of the Cremorne Orpheum Theatre

The Cremorne Orpheum Theatre was constructed by F. T. Eastment and Sons over a nine-month period. As originally constructed, externally, the Military Road frontage comprised a relatively simple horizontal, asymmetrical façade. A parapet steps up to form a tower over the entry foyer, located at the far east of the building. Neon lighting was incorporated into the design of the façade, comprising "three strips running the entire length of the façade and stepping up to the parapet over the entrance. A large double-sided Neon sign denoting the name of the cinema was centred vertically within the tower.[71]

Six shopfronts were located facing Military Road, clad in black Carrara glass (a detail also seen in Kenworthy's facades for the coffee lounge and entry to the State Building above the State Theatre). Above these shops, at the first floor a hall was included a ballroom (known later as the Orpheum Club), featuring a dance floor and which could be used for private events.[72]

[69] Kenworthy, George Newton, "The Illumination of Theatres" *Building* 59*,* (November 12, 1936): 46-54
[70] "Cremorne Orpheum Theatre," misc. publication, undated, Stanton Library
[71] "Orpheum Theatre, Cremorne, Sydney" *Building* 57, (October 12, 1935): 16.
[72] Hayden Orpheum – John Stephen Clark -p5 -9



Figure 2. 30: Military Road frontage of the Cremorne Orpheum Cinema, 1935. Source: *Decoration and Glass*, (November 1935): 32

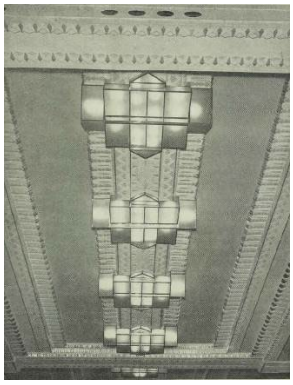


Figure 2. 31: Detail of the interior lighting at the Cremorne Orpheum Theatre, 1965. Source: *Decoration and Glass*, (November 1935): 32

The **entry vestibule** featured a floor of terrazzo marble inlaid with the theatre emblem, and walls of polished black glass, divided by chromium plated bands.[73] Two half-octangular ticket booths were located against each side wall. The main auditorium was accessed directly from the foyer up three steps and through two sets of walnut doors and on the western side of the entry foyer were stairs that led up to the dress circle foyer.



Figure 2. 32: Ticket booth and entrance to stalls, c1960s. Stanton Library LH REF PF719/6

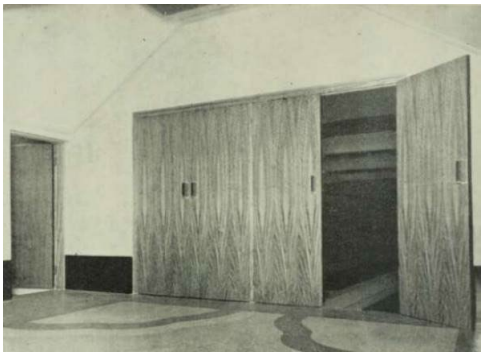


Figure 2. 33: Stalls entry doors from foyer, 1935. Source: *Building* 57, (November 12, 1935): 16

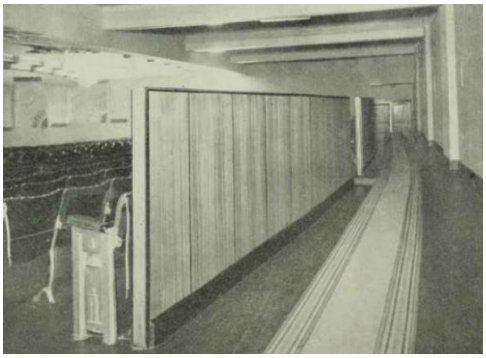


Figure 2. 34: Rear of stalls, 1935. Source: *Building* 57, (November 12, 1935): 16



Figure 2. 35: Entrance foyer, c1960s. Source: Stanton Library

[73] "Cremorne Orpheum Theatre" *Catholic Freeman's Journal,* (November 12 1935): 44-46.

The **main auditorium** was elaborately decorated in art-deco motifs integrated and enhanced by a comprehensive lighting scheme. The noteworthy use of indirect lighting to the auditorium by a system of concealed troughs meant that no chandeliers were required within the auditorium, a feature that, "while attractive are far from restful in that the eye easily becomes tired by its brilliancy."[74] The deeply modelled ceiling and reliefs on the walls, backlit by wash lighting provided a complex decorative feature, as well as contributing to the acoustic system of the theatre.

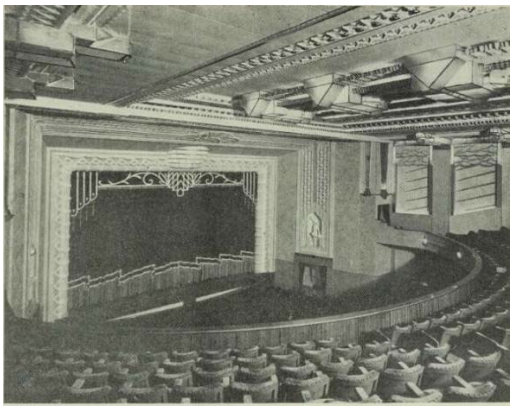


Figure 2. 36: Auditorium as viewed from the dress circle, 1935. Source: *Building* 57, (October 12, 1935): 16.

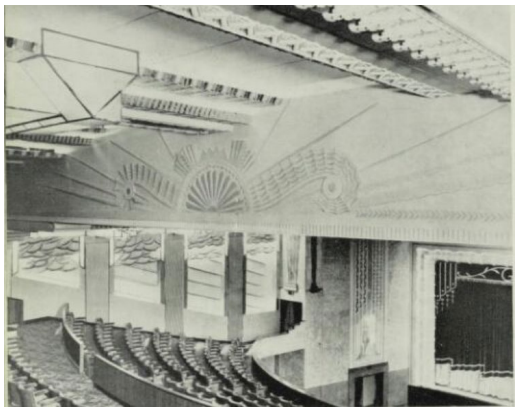


Figure 2. 37: The 'sunburst' motif at the rear of the auditorium. Source: *Decoration and Glass*, (November 1935): 33

The side walls featured recesses stylised as 'windows' with a view of a sky with sun rays or cloud, and framed by stylised curtains, referencing the past need for natural ventilation in theatres, now unneeded due to the use of mechanical ventilation throughout the theatre.[75] At the rear of the auditorium on the dress circle is a sun symbol from which rays project through each recessed decorative wall panel on both floors.[76]

The Cinema was designed with a sizeable stage and fly-tower above so that it could accommodate both vaudeville and film.[77] The stage was framed by an elaborate proscenium and two sets of heavy red and silver curtains. To each side of the proscenium, in place of audience boxes, were two niches housing "Nordic nudes" statues, identified by the Virgona family as representing the Princess Atlanta of Arcadia.[78]

[74] "Orpheum Theatre, Cremorne, Sydney" *Building* 57, (October 12, 1935): 16.
[75] Ross Thorne, *Picture Palace Architecture in Australia* (South Melbourne: Sun Books, 1976), 238.
[76] , Ross Thorne, "A Vanishing Era, The Art Deco Suburban Picture Palace," *Architecture in Australia* (August 1972): 417-420
[77] Rod Howard Heritage Conservation, *Statement of Heritage Impact* (March 1998), 1
[78] "An Appreciation of the Hayden Orpheum Cinema at Cremorne" *Art Deco Society Newsletter*, VIII, No. 4 (November-January 1997): 3

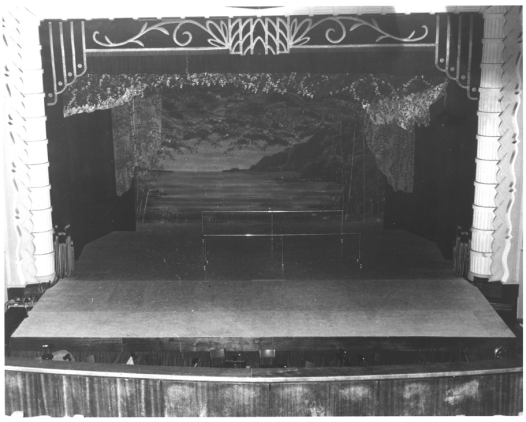


Figure 2. 38: Proscenium, 1960s. Source: Stanton Library



Figure 2. 39: One of the decorative niches to either side of the stage holding the statue of the "Nordic dancer". Source: *Decoration and Glass*, (November 1935): 31

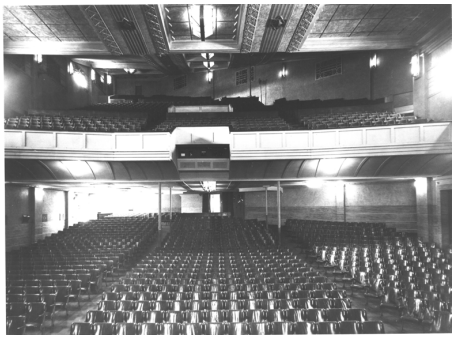


Figure 2. 40: View of the auditorium from the stage, c1940. Source: Stanton Library



Figure 2. 41: View towards proscenium and screen, c1960s. Note the perforated side wall panelling has been altered by this time. Source: Stanton Library



Figure 2. 42: Dress circle of main auditorium, c1960s. Source: Stanton Library



Figure 2. 43: Rear of stalls, c1960s. Source: Stanton Library

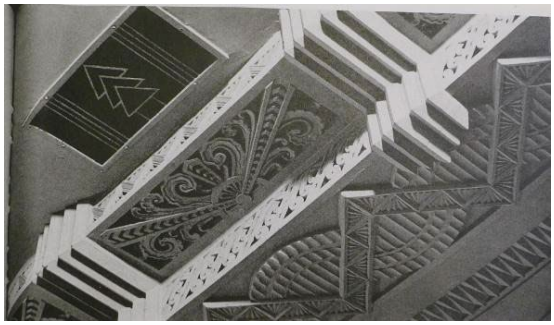


Figure 2. 44: Moulding detail to ceiling of main auditorium, c1960s. Source: Thorne, Ross. "A Vanishing Era." *Architecture In Australia* (August 1972): 419

The **dress circle** extended over the rear portion of the stalls and 130 tons of steel were reportedly used in its construction to allow for clear views of the stage and screen, uninterrupted by any structural posts. The roof was made of fibrolite (asbestos), a relatively novel material for the time, which provided adequate soundproofing to the cinema, particularly during heavy rainstorms, a common complaint of the often metal-roofed cinemas of the past.[79]

The dress circle could be accessed from either end of the dress circle foyer,[80] which was built below the slope of the dress circle. The dress circle foyer featured a semi barrel-vaulted ceiling and series of alcoves with lounge suites along the eastern wall of the foyer.



Figure 2. 45: The dress circle lounge, 1935. Source: *Building* 57, (October 12, 1935): 17.



Figure 2. 46: Dress circle lounge, c1960s. Source: Stanton Library

Era of Decline

Along with the majority of cinemas throughout the suburbs of Sydney, the popularity of the Cremorne Orpheum Theatre began to diminish with the introduction of television in Australia in 1956, allowing people to watch films within the comfort of their own home.

Attendance at the Cinema fell over the next two decades, however the versatility of the cinema for both film and theatrical performances allowed it to remain somewhat viable until the 1970s. Film offerings were diversified to appeal to niche audiences and the stage used for live performances.[81] Efforts were made to adapt the stage for ballet as well, however the stage was found to not be wide enough to accommodate such a use.[82] The North Sydney Orpheum located on the corner of Alfred

[79] "Cremorne Theatre" *The Sydney Morning Herald*, October 8, 1935: 6; The Orpheum Theatre, Cremorne, Sydney," *Building* 57 (12 October 1935): 13
[80] "Orpheum Theatre, Cremorne, Sydney" *Building* 57, (October 12, 1935): 14
[81] Dr. I. Hoskins notes, May 2022
[82] Les R Tod. "Hayden Orpheum Picture Palace," unpublished article. Stanton Library, Cremorne Orpheum Theatre Vertical File

Street was still held by the Virgona family and also fell victim to another form of modernisation when it was demolished in 1962 to make way for the new Warringah Expressway.

In 1971, the Cremorne Orpheum Theatre was listed for sale but was not sold and continued to operate as a cinema by the family until its eventual closure in 1977.[83]

In the year of its closure, perhaps in response to the threat that its closure posed to the ongoing life of the place, the Cremorne Orpheum Theatre was classified by the National Trust of Australia (NSW). The Trust described the Cinema as follows:

The Cremorne Orpheum like the Roxy at Parramatta was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Its intricate and lavish ornamentation exemplifies the successful use of Art Deco stylism in popular architecture and with original fittings and decoration intact, it survives as the finest example of Art Deco cinema design in Sydney.[84]

The Cinema was again put up for auction in March 1979, advertised as comprising a "Theatre V.P and 5 shops and studio"[85] and was subsequently sold to developers on the 22nd March 1979.[86]



Figure 2. 47: View east along Military Road from Cremorne Garden Plaza looking towards the Hayden Orpheum Picture Palace (indicated with an arrow). Source: Stanton Library

2.4.4. The Orpheum Shopping Arcade

By the 1980s, the area known as Cremorne Junction was experiencing an intensification of commercial use. Conscious of the development pressure on the Cinema and surrounding area, a committee (constituting the East Ward Aldermen and the Director of Planning) was formed to consult with intending developers of the Cinema site and surrounding sites concerning the "optimum development of these sites which may fairly be described as keys to the proper planning of Cremorne Junction."[87]

Plans for the redevelopment of the Cinema began soon after. A Development Application (DA) submitted in July 1979 initially proposed the demolition of the building and construction of a two-storey retail and commercial premises in its place, including an arcade to the ground floor, first floor shops and offices and two levels of underground parking.[88] The demolition of the Cinema was justified at the time based on the considerable cost and difficulty of the renovation to make the

[83] "Cremorne Orpheum Theatre" misc. publication, undated, Stanton Library
[84] "Cremorne Orpheum Theatre" National Trust of Australia (NSW) listing card, September 1977
[85] "Auction," *Australian Financial Review* (September 2, 1979)
[86] "North Sydney Municipal Council – Report Summary," dated 24 February 1981, North Sydney Council BA/DA Records, P474/374/3/2
[87] "Memo to East Ward Aldermen," 30 May 1979. North Sydney Council BA/DA Records P474/374/3/1
[88] North Sydney Council BA/DA Records, DA1417/79

building compatible with planning requirements, particularly in regards to fire safety regulations.[89] Council noted at the time that "the Orpheum Theatre has no merit justifying its preservation, and in its present condition represents a fire hazard."[90]

Two years prior North Sydney Council had rejected the National Trust's assertion of the Cinema's significance, resolving on the 14th November 1977 that:

"Council does not support the contention that the building satisfies their criteria for classifying or recording buildings~ in other words, the Council does not consider the building has sufficient architectural, cultural, environmental, historical, scientific or social importance, nor sufficient public esteem, regional or local significance".[91]

Consequently, a report by the Director of Development for North Sydney Council dated 8th October 1979 recommended approval of the DA and the demolition of the Cinema. The report, however, was rejected by the Town Planning and Building Committee, a final determination being deferred for further discussion between the applicant, Council, Ward Aldermen and any other interested Aldermen.[92]

Around the same time, the proposal was referred for comment to the Heritage Council of NSW and the National Trust of Australia (NSW). [93]

The input of the National Trust and the Heritage Council may have (assumed) resulted in conditions of consent being included in the approved DA for the new shopping arcade which required the retention and restoration of a portion of the Cinema. Other reasons for the partial retention were also likely due to a range of difficulties met by the developer and Council with regards to traffic, parking, fire safety, pedestrian access, floor space area constraints as well as opposition by the local community for any further commercial intensification of the area. The retention of the Cinema was supported by some Aldermen within Council, who expressed a desire to "retain some element or atmosphere of the existing development."[94]

Council and the developer evidently struggled to find a reasonable compromise between development aspirations, planning controls, compatible use, the significance of the Cinema, and the resistance of the local residents against any intensification of commercial use, and over the next few years, a number of development applications (DA) were lodged:

In 1980 a DA was lodged for the total redevelopment of the site, including basement parking, two commercial levels and 10 residential levels above and was refused by Council in June 1980.[95]

A month later, a new DA was submitted proposing the use of the existing ground floor as a pinball parlour.[96] This proposal was met with much consternation by the local community, concerned that the

[89] "Report of Director of Development and Director of Planning," 29th October 1979, North Sydney Council BA/DA Records P474/374/3/1
[90] "Notice of Motion No. 45," September 4 1979, North Sydney Council BA/DA Records P474/374/3/1
[91] "Council Documents, Report of the Director of Development," October 8 1979, North Sydney Council BA/DA Records P474/374/3/1
[92] T. P. and B. Committee, Meeting Minutes No. 589, October 9, 1979, North Sydney Council BA/DA Records P474/374/3/1
[93] North Sydney Council BA/DA Records P474/374/3/1
[94] "Report of Director of Development and Director of Planning," 29th October 1979
[95] North Sydney Council BA/DA Records, DA 1333/80
[96] North Sydney Council BA/DA Records, DA 1394/80

"dangerous menis [sic] of pinball parlours would bring unsavoury types, such as those from Kings Cross or the City to the area and prove to be a bad influence on the youth of Cremorne."[97]

In September 1980, a DA was lodged for the use of the dress circle as a cinema, which was approved in April 1981. Also, in September 1980, another DA was lodged for the use of the ground floor space as a roller-skating rink, which was refused.

In March 1981, a DA was lodged to use the existing first floor ballroom as an exercise/dance studio, which was approved in May 1981.[98] After much back and forth between Council, the developer and their architect, James Lee, a new DA was finally submitted which retained the existing cinema area of the dress circle and was subsequently approved in November 1983.[99]

The proposal involved alterations to the existing building, comprising renovation of the theatre, construction of a new ground floor arcade of shops, and two new levels of professional chambers. This involved dividing the auditorium into two horizontally by installing a new concrete floor through the length of the building at the first-floor level, extending from the dress circle to a point approximately a third of the way up the proscenium. The upper level was retained for use as a cinema, while the foyer, back stalls and main entry were removed to make way for new shops.

The conditions of consent for the DA required the restoration of the cinema area (dress circle), foyer and Military Road façade "in accordance with the period in which the building was constructed ...[and] shall retain, clean and enhance the existing internal and external decorative elements." The original theatre lobby, at the time being used as a shop, was also required to be restored, refurbished, and reinstated as part of the Cinema on termination or expiry of its existing lease.[100] At the time, the dress circle cinema was accessed through the arcade.

These conditions of consent provided some assurances that some of the original elements of the Cinema would be retained. However, consent was given under the tenuous agreement that restoration works to the Cinema would not commence until a suitable tenant was found. As such, while the works to the arcade went ahead, over two years after the approval of the DA the restoration of the cinema and original foyer remained untouched, the developer citing "prohibitive costs" as a justification for their noncompliance.[101] A total of 10 shops were inserted into the area of the original shops and stalls and an arcade inserted through the centre of the building, linking Military Road to Parraween Street to the north.[102]

Virtually all of the internal fabric, excluding some structural dividing walls between the original shops were stripped out as a result of the works. The shopfronts along Military Road were altered, with new finishes, windows, doors, and signage. Openings and shopfronts on the Parraween Street were similarly modified or newly formed and a new awning was constructed along the rear façade, centred over the arcade entry.[103] The existing fly tower was divided into two levels, for use as offices. In 1987, this comprised an architect's office and a fashion designer's office.[104]

[97] "Letter and petition to the Mayor and Aldermen of North Sydney Council," 12/11/1980. North Sydney Council BA/DA Records P474/374/3/2
[98] North Sydney Council BA/DA Records, DA/1161/81
[99] North Sydney Council BA/DA Records, DA1174/83
[100] North Sydney Council BA/DA Records, DA 1174/83
[101] Letter from Hancon Holdings to Mr. E Mack, Mayor of North Sydney, dated 13th October 1986. North Sydney Council BA/DA Records
[102] In 1987 the shops included a supermarket, bakery, clothes shop, hairdresser, pizza shop, coffee shop, gift shop, fashion shop and electrical store. North Sydney Council BA/DA Records P474/374/3/3
[103] Rod Howard Heritage Conservation, *Statement of Heritage Impact* (March 1998), 1
[104] North Sydney Council BA/DA Records P474/374/3/3

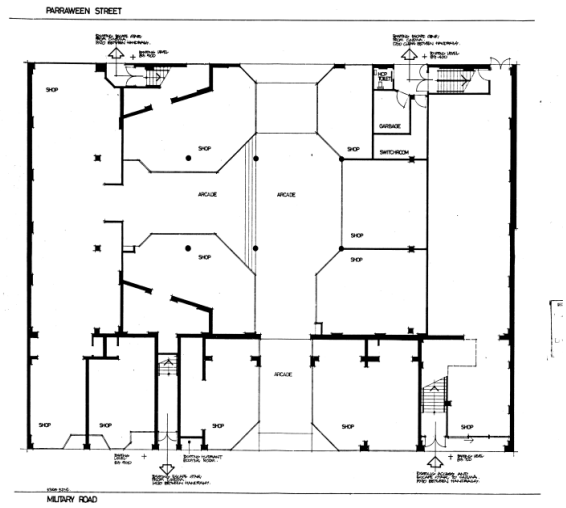


Figure 2. 48: 1986 Drawing of the ground floor, showing the shopping arcade and division of shops. Note the configuration of the original lobby. Source: North Sydney Council BA/DA Records, BA 313/86

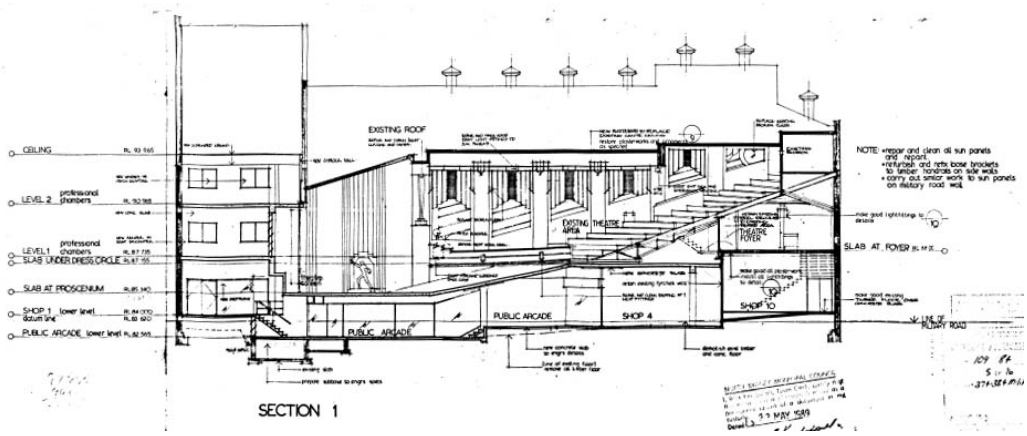


Figure 2. 49: 1983 section through the cinema showing where the dress circle was divided, and a shopping arcade inserted in place of the stalls. Source: North Sydney Council BA/DA Records, BA109/84

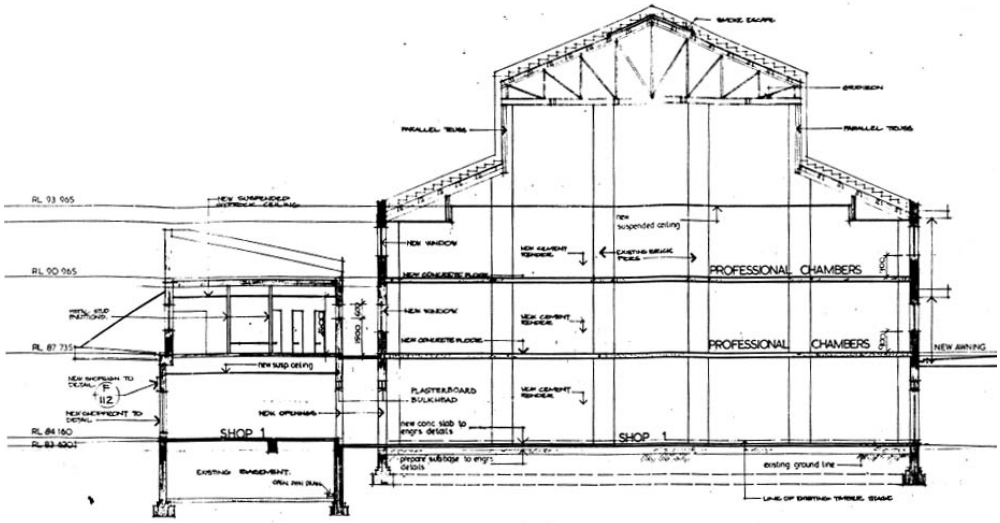


Figure 2. 50: 1983 short section through the fly tower, showing the division of the space for use as offices. Source: North Sydney Council BA/DA Records, BA109/84



Figure 2. 51: Front facade (Military Road) in 1998. Source: Rod Howard Heritage Conservation, Statement of Heritage Impact, March 1998

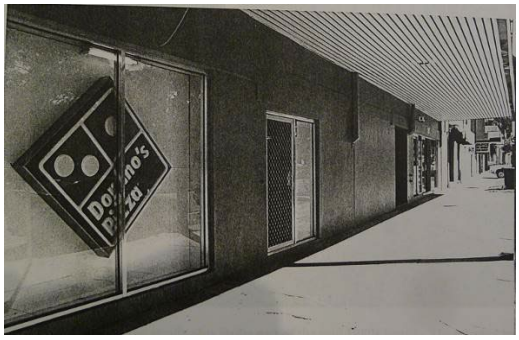


Figure 2. 52: Rear façade (Parraween Street) in 1998. Source: Rod Howard Heritage Conservation, March 1998

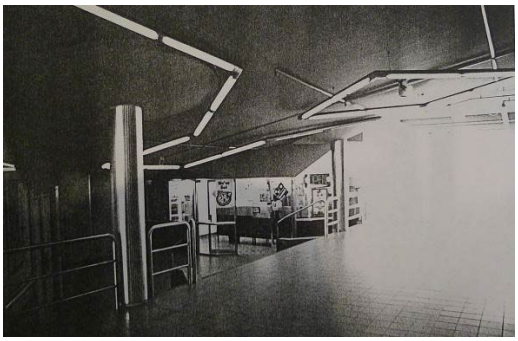


Figure 2. 53: The shopping arcade to the ground floor, 1998. Source: Rod Howard Heritage Conservation, March 1998



Figure 2. 54: Western-most shop to the ground floor. Source: Rod Howard Heritage Conservation, March 1998

By 1986, the cinema was in significant disrepair, and little viable use could be found for the place given the continued reluctance to undertake restoration or repair works to the cinema.[105] An attempt to lease the place out to the Northside Assembly of God for use as a place of worship did not eventuate for similar reasons.[106]

The public at the time began to express concern at the deteriorating condition of the cinema.[107] In one letter, a resident expressed dismay at the circumstance of the Cremorne Orpheum Theatre being one of a trend of many cinemas across Sydney being shut down and left unused, noting that: "these theatres are a reminder of a past which will never come back … usually of beautiful architecture and interiors [and] these should be preserved."[108]

In December 1986, prominent TV personality and cinema proprietor Mike Walsh, through his company Hayden Group, expressed an interest in purchasing the cinema, to add to those he already owned at Richmond (The Regent), Penrith (Hayden Twin Cinemas), Collaroy (Hayden) and Avalon (Hayden).[109]

[105] "Pictorial History Lower North Shore" *The Bay*, no. 1: 30
[106] North Sydney Council BA/DA Records P474/374/3/3
[107] Letter from Mayor E.C. Mack to Mrs V. I. Prince, dated 26th April 1985, North Sydney Council BA/DA Records, P474/374/3/3
[108] Letter to Mayor E.C. Mack from Jeff Culbertson, dated 26th April 1985, North Sydney Council BA/DA Records, P474/374/3/3
[109] Notes of a meeting held in the ground floor conference room, north Sydney munifical council, 6th January 1987, North Sydney Council BA/DA Records, P474/374/3/3

The property was purchased soon after, reportedly for $3.4 million, with the aim to restore and reopen the place as a cinema.[110] At the time that the restoration works were being undertaken, one newspaper described the present condition of the place:

The entire complex, including the ground floor arcade shops, and although these have been redeveloped in recent years, the upper level which houses the theatre retains its original art-deco character … Development control officer, John Kinstler, says that although it is run-down, it is restoration work rather than reconstruction that is required…..Walsh's plans include the restoration of the detailed art-deco ceiling, lead-lighting, the installation of air-condition and new seats, and improved lighting and projection facilities.[111]

The works were undertaken according to the approved Development Application plans (DA 1174/83) and were detailed by Boyden and Partners, with the input of theatre historian John Love, of which little is known. The works cost approximately $2.5 million and included the following:[112]

Exterior:

- Large neon sign at the entry – a replica of a smaller sign installed at the Centre Theatre in Denver, Colorado, USA.

Ground Floor:

- Construction of new organ room and lift, with new Wurlitzer organ. New organ pipe chambers were also constructed either side of the stage.

First Floor Auditorium:

- New seating, lighting, air conditioning and fire sprinklers. The original mechanical ventilation was removed.
- New tiered seating to the space between the former dress circle and stage.
- New timber stage.
- New stairs inserted into centre of seating to provide additional egress.
- Fire rating works to ceilings and walls throughout.
- Removal of old fibrolite ceiling and new ceiling of fibre cement installed. The original art friezes, light fittings, dados were carefully removed and placed in the new ceiling.
- The existing plasterwork and decorative wall panels were retained and cleaned and repaired as required.
- New reconstructed proscenium located 8ft forward of its original location. The old proscenium was demolished as it was in poor condition. A new curtain was also installed.
- Restoration of existing leadlight and introduction of new leadlight decorations.
- New neon strip lighting.
- New projection equipment.

[110] "Orpheum a work of Art" *Daily Telegraph,* (November 18, 1989)
[111] Newspaper article, unreferenced. Stanton Library Vertical File
[112] John Stephen Clark, "Hayden Orpheum," *Kino* (March 1988): 5-9); Philip Drew, "Dripping with Lights Fantastic," *Business Review Weekly* (July 26 1991): 98-99; Les R Tod. "Hayden Orpheum Picture Palace," unpublished article. Stanton Library, Cremorne Orpheum Theatre Vertical File LH REF VF; architectural drawings, various, North Sydney Council.

Dress circle foyer:

- New air-conditioning and fire sprinklers.
- New bar area to niche along western wall.
- Existing decorative elements 'restored' or reconstructed.
- New stained-glass mural to eastern wall.
- New bathroom fitout at southern end of foyer.

As part of the works a new cinema was inserted into the area that formerly held the ballroom, which had been used as a dance/fitness studio for the past few years. Opened in February 1988 as 'the Lounge' and designed to "echo the same high standard of Art Deco excellence",[113] the works included:

- Construction of two new access/egress stairs to the ground floor.
- Installation of ramped concrete floor over existing timber floor.
- The existing windows facing Military Road were bricked in, however the window framing and decoration was retained.

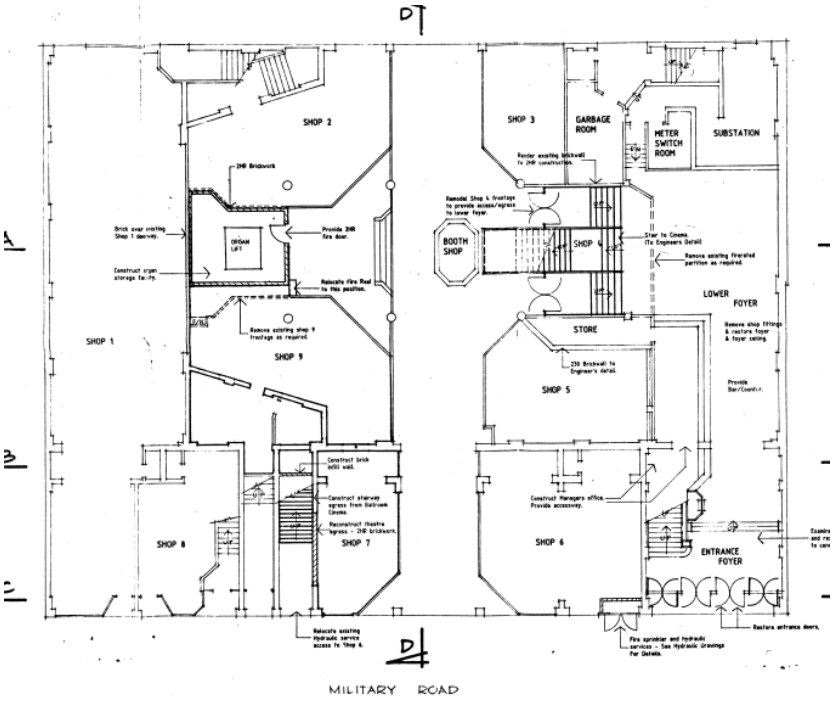


Figure 2. 55: 1987 drawing showing alterations to ground floor undertaken as part of initial restoration/remodelling of the cinema. The area identified as "shop 4" was remodelled to accommodate the new stairs to the cinema. Source: North Sydney Council BA/DA Records, BA109/84

[113] Love, John. Submission to North Sydney Council. Undated. North Sydney Council BA/DA Records P474/374/3/5

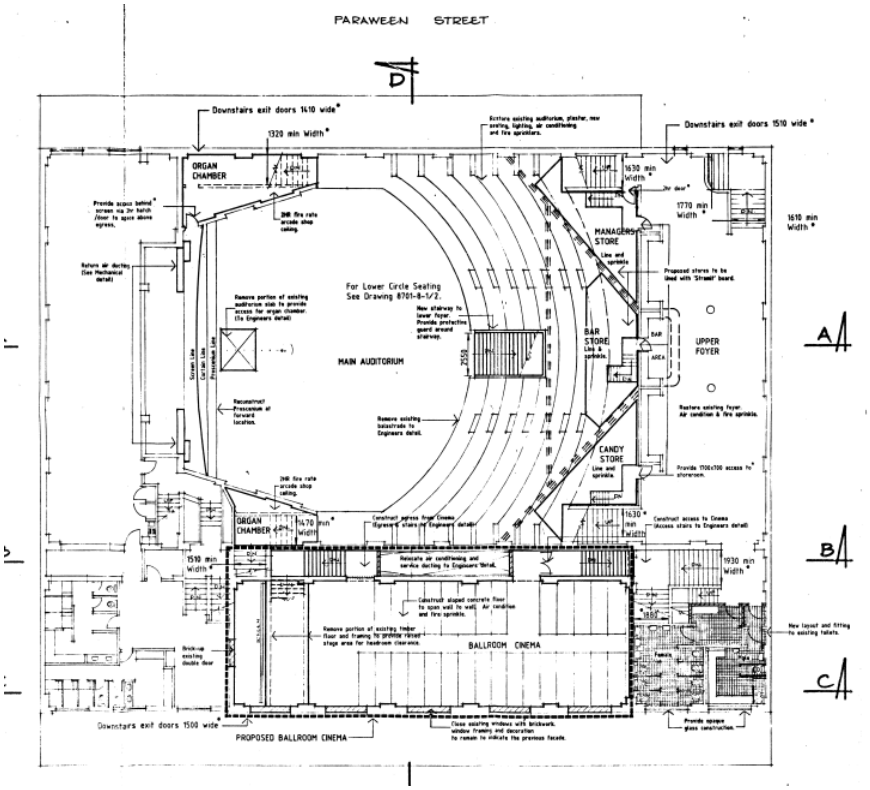


Figure 2. 56: 1987 drawing showing alterations to first floor undertaken as part of initial restoration/remodelling of the cinema. Source: North Sydney Council BA/DA Records, BA109/84

The proposed works to reinstate the original ground floor foyer could not proceed at the time as the premises was leased by a video shop. When the space became available in 1991, the foyer and main entry was restored. The original terrazzo floor, and likely the doors, were retained as part of these works. The light fitting over the entry to the former stalls is likely a reproduction of the original evident in photographs of the place.

The portion of the former back stalls located north of the original foyer were converted into a small cabaret theatre, named the "Hayden Cabaret Room",[114] designed by John Love in the fashion of Sydney clubs of the 1940s and 1950s[115] and reportedly retaining "the art deco treasures of the original theatre décor."[116]

The restored Cremorne Orpheum Theatre was reopened in December 1987 as the Hayden Orpheum Picture Palace to much fanfare (Hayden is the middle name of Mike Walsh), with a total of two screens. The special opening night event with screenings of *My Life as a Dog*, alongside *Fatal Attraction* and *Planes, Trains and Automobiles*, was accompanied by a commemorative document outlining the restoration works and its importance as a historic Art Deco cinema.

[114] North Sydney Council Report. September 30 1991, North Sydney Council BA/DA Records P474/374/3/3
[115] "New Cabaret Spot has Touch of Class" *Timeout*, undated, Stanton Library Cremorne Orpheum Theatre Vertical File LH REF VF
[116] Love, John. Submission to North Sydney Council, undated. North Sydney Council BA/DA Records P474/374/3/5

The Wurlitzer Robert Hope-Jones' organ (built 1925 and originally located in the Wilson Theatre, Fresno, California) was also purchased by Walsh and installed in the cinema ready for opening night. Neil Jenson, an internationally recognised theatre organist performs on the organ at selected sessions and special events. Jenson is the longest serving theatre organist in Australasian cinema theatre history.[117]

In 2015, in an article for the 80th birthday of the cinema, former General Manager Paul Dravet noted that when Mike Walsh first purchased the building: "It was literally like a pigeon's coup, there were hundreds of pigeons flying through the place. It was painted dark green. It was bloody ugly, but we saw the potential." The potential was to fill a gap in the market for a lower north shore cinema, with an aim to chase an audience with mainstream and foreign-language films. Its survival, according to Walsh, was down to an imaginative mix of films together with "the sheer magic of the venue…We're good at programming and we're good showmen, and that's really what it's about." [118]

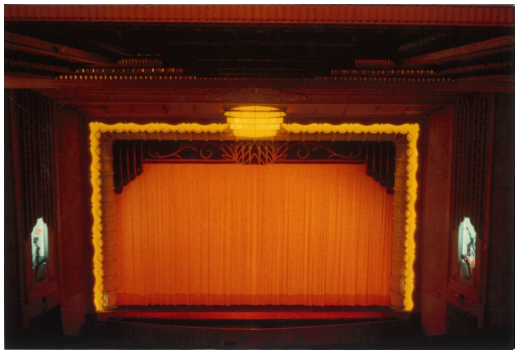


Figure 2. 57: Proscenium and curtains, post-restoration. Source: Stanton Library



Figure 2. 58: Dress circle, post-restoration. Source: Stanton Library

Michael Hayden Walsh OBE AM (b. 1938)

Born in Corowa, NSW, Mike Walsh has been involved in the entertainment industry since the early 1960s.

Starting out as a disc jockey on 1260 3SR Shepparton and 3XY Melbourne, Walsh introduced talk-back radio to NSW through his program at 2SM. Moving to television in the early 1970s, Walsh hosted "The Mike Walsh Show," from 1973 to 1985, screening originally on the 10 network, before transferring to the 9 networks. The program introduced fellow Gold Logie winner Jeanne Little in 1974. The show won 24 "Logies", 7 "Sammys" and Walsh won a "Gold Logie".[119]

In 1976, Walsh purchased the first of a group of cinemas, The Regent Theatre in Richmond, N.S.W., which he restored to its former splendour. This was followed by Hayden Cinema at Avalon and he built the Hayden Cinema Centre in Penrith. In 1986, as well as purchasing and restoring the Cremorne Orpheum Theatre, Walsh also purchased the Collaroy Classic, making Hayden Theatres the then largest independent circuit in New South Wales, with ten screens. Walsh did not undertake the same level of restoration and refurbishment at his other cinemas that he did at the Cremorne Orpheum Theatre, which remain modest, outer-suburb cinemas. Collaroy, Richmond, Avalon and the two

[117] https://www.orpheum.com.au/the-wurlitzer-organ/
[118] "The Hayden Orpheum celebrates its 80th birthday and history of glitz, ghosts and spoon-throwing", The Sydney Morning Herald, 25th November 2015
[119] wikipedia.org/wiki/Mike_Walsh_(TV_host)

Penrith Centres have since been sold, however, in 2000 Walsh purchased Her Majesty's Theatre (The Maj), Melbourne, undertaking upgrading works and the theatre re-opened in 2002.[120]

In the late 1980s, following the end of his TV program, Walsh moved into theatre production and was the executive producer of two highly successful musicals, *Nunsense* (1987-1989) and *Anything Goes* (1989). From 2006, Walsh has spent time in both Sydney and London producing theatre shows including *Exit the King* (2009), *Holding the Man* (2010), *Umbrellas of Cherbourg* (2011), *A Chorus Line* (2013) amongst others.[121]

In 1980 "The Mike Walsh Show" was awarded the prestigious Television Society's award for Best Light Entertainment Series, and Mike received their award for Best Current Affairs Interviewer. In the same year he received an O.B.E. for his services to the performing arts and his television show was awarded the "Media Peace Prize" from the United Nations for a special series of programmes which looked at the problems immigrants faced as settlers in Australia.[122]

In 1999, Mike Walsh was inducted into the *T.V. Week* Logies Hall of Fame and in 2016 he was appointed a Member of the Order of Australia for significant services to the entertainment industry, and to the performing arts through support for young actors, theatre restoration and production.[123]

2.4.5. Revival of the Hayden Orpheum Picture Palace

From the time of the reopening of the Cinema in 1987, over a period of 15 years, the remainder of the building was gradually reclaimed as shops closed and leases expired, and over time the building grew into a cinema complex housing a total of six cinemas.

By the 1980s, attendance rates and frequency of visitation to cinemas had dropped, with the lowest attendance levels in 1986 in Australia (although had recovered by 1988). This drop is usually attributed to the upsurge in video hire, a cheaper alternative to the cinema experience.

Concurrently, the number of theatres also fell while the number of screens rose. In 1980, the average number of screens per theatre was 1.2 but as the industry transitioned from single screens to multiplexes, today screens have increased to (on average) five screens per theatre.[124] Although twin cinemas had been a feature of the industry from its earliest days, it was not until the 1970s that the concept of the multiplex took hold.[125] One of the main benefits of the multiplex is that exhibitors have greater flexibility in the number and diversity of titles they can screen and the scheduling of those titles, thereby appealing to a broader audience.

In line with what was happening throughout the film industry in the late 20th century, the Hayden Orpheum faced some difficulties in keeping up with the demands of movie-goers and sought ways to add new screens to the complex.

In 1992, the small cabaret theatre, the "Hayden Cabaret Room", was converted to a third cinema, named the "Hayden Cinema", including the construction of a new raked floor and projection room.[126]

[120] https://mikewalsh.com.au/hayden.htm
[121] https://mikewalsh.com.au/hayden.htm
[122] https://mikewalsh.com.au/bio.htm
[123] https://mikewalsh.com.au/bio.htm
[124] https://www.screenaustralia.gov.au/fact-finders/cinema/industry-trends/screens-and-theatres
[125] https://en.wikipedia.org/wiki/Multiplex_(movie_theater)
[126] North Sydney Council BA/DA Records, DA 1296/92

In 1996 works were undertaken to build a new 300 seat cinema above the liquor store at No. 388 Military Road, directly adjacent to the Cinema. Named the "Virgona," (now "The Walsh") it was designed in "the Art Deco style" by John Love[127] and adjoined the first-floor foyer of the existing cinema.[128]

At the time of the submission of the DA in 1994, North Sydney Council was presented with a petition of almost 4,500 signatures supporting the development of the new cinema, toilets and expanded foyer, the majority of whom were residents of Cremorne and surrounding suburbs.[129]

At the same time, the space occupied by a milk bar at the eastern corner of the arcade was utilised as a new foyer and toilets. The ground floor frontage to both the arcade and Military Road were modified to match the existing doors and windows to the original foyer frontage.[130]



Figure 2. 59: The Hayden Orpheum Picture Palace in 1989. Source: Stanton Library

The works to the adjacent building (No. 388 Military Road) also included a new render and paint finish façade to Military Road to match the Orpheum, including the continuation of the colour scheme, stepped moulding, neon lighting and ground floor awning.[131]

In 1997, another DA was submitted to North Sydney Council for the refurbishment and alteration of the original Cremorne Orpheum Theatre building to accommodate even more screens. The works involved the removal of the existing arcade and shops constructed in 1984 and the construction of two new cinemas (seating 200 and 133 persons respectively) in the location of the former stalls, sunken partially below ground level in order to rake the floor sufficiently. The existing foyer was extended to include the area previously taken up by the arcade. [132]

The ground floor front façade was clad in black glass and new doors inserted along the length of the façade, to match the original doors and cladding to the original entry foyer. The entry to the Cinema was relocated to the former entry of the arcade and denoted by a new decorative light fitting. A café was also located at the south-western corner of the building.

[127] Love, John. Submission to North Sydney Council. Undated. North Sydney Council BA/DA Records P474/374/3/5
[128] "Briefing Note", undated. North Sydney Council BA/DA Records P474/374/3/5
[129] North Sydney Council BA/DA Records P474/374/3/5
[130] "Briefing Note", undated. North Sydney Council BA/DA Records P474/374/3/5
[131] North Sydney Council BA/DA Records P474/374/3/6
[132] DA160/97, North Sydney Council BA/DA Records P474/374/3/6

The former arcade opening to Parraween Street was infilled, and a new Parraween Street foyer entry located slightly to the east. New fire exit doors, to match those along Military Road were also inserted into the Parraween Street façade.[133] Very few changes have occurred since 2000, barring minor maintenance and upgrading works.

Today, the Cremorne Orpheum Theatre is well-loved and patronised by the local community and theatre enthusiasts across NSW. It hosts a variety of events, including film festivals, live performances, guest appearances, film premieres, etc. and has become an integral part of the cultural environment of North Sydney.

In a submission to North Sydney Council, John Love stated that the Hayden Orpheum Picture Palace was "now the most successful cinema complex of its kind in Australia."[134] He credited its success to the aesthetic experience of the cinema as a result of its decorative scheme. The choice to detail the new cinemas in an equally decorative manner as the original was noted by Love as a conscious rejection of the style of the "modern cinema-supermarket [which] consequently lacked any sense of occasion."[135]. Certainly today, the Hayden Orpheum Picture Palace continues to be a popular venue, owing much to its ongoing use as a cinema, its lavish Art Deco detailing, and the community love that it engenders.

[133] Architectural drawings, Bret Madden Design, dated 2000, North Sydney Council
[134] Love, John. Submission to North Sydney Council. Undated. 3-5, p 162
[135] Love, John. Submission to North Sydney Council. Undated. 3-5, p 162

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3. Physical Evidence

3.1. Introduction

A site inspection of Parraween Street was undertaken in June 2022 and each building recorded and photographed. Preliminary research into each building was undertaken to identify the date, architect (where known) and original and/or early use of the place and historical associations.

A site inspection of the Hayden Orpheum Picture Palace was also undertaken in June 2022 and the exterior and interior of the building recorded and photographed.

3.2. General Description

The study area for this report consists of the properties aligning the northern side of Parraween Street between Paling Street (to the west) and Langley Avenue (to the east), Nos. 50 to 108 Parraween Street and No. 9 Paling Street, together with the Hayden Orpheum Picture Palace, Nos. 376 to 380 Military Road and the immediately adjacent properties No. 374 Military Road (to the west) and Nos. 388 and 390 Military Road (to the east), within the suburb of Cremorne.

The portion of Military Road, between Paling Street and Langley Avenue, forms part of the principal commercial precinct of the suburb of Cremorne and is known as Cremorne Junction. Parraween Street, located immediately behind (to the north) of Military Road, forms a transition street separating the larger scale mixed use commercial development aligning Military Road from the residential development to the north comprising residential properties of mixed scale and construction dates.



Figure 3. 1: Aerial view of the study area showing property boundaries and real property descriptions for the subject properties. Source: LRS SixMaps

3.3. Parraween Street

3.3.1. Generally

Parraween Street is located directly to the north of Military Road, running east-west between Winnie Street (to the west) and McPherson Street (to the east). Formed in the late 19th century as part of the Parraween Estate subdivision, it was originally known as Phillip Street and was developed on its northern side as a residential street, while the southern side when originally developed contained a mix of shop top housing and the rear yards and rear elevations of shop top housing fronting Military Road.

Today, the northern side of Parraween Street remains predominantly residential and retains a majority of its original cottages, while the southern side of the street is now dominated by the rear elevations of the large scale (4 to 5 storeys) mixed-use commercial development fronting Military Road. Only one historic commercial property survives along the southern side of Parraween Street (No. 75 Parraween Street to the rear of No. 372-372A Military Road).



Figure 3. 2: General view of the northern side of Parraween Street, consisting of single storey, modest, cottages dating from, in the main, the early 20th century.



Figure 3. 3: General view of the southern side of Parraween Street dominated by large-scale mixed use development dating from the late 20th century.

The allotments along the northern side of the street are fairly consistent, with depths of around 38 metres and frontages of 6 metres for semi-detached houses and 10 metres for free-standing houses and the subdivision pattern has changed little since when it was first established and built upon in the early 20th century (see Figure 3.1 above).

The portion of Parraween Street that is the subject of this report consists of mainly single storey cottages, with two later residential flat buildings (late 20th century) and an open public carpark owned and managed by North Sydney Council. All, except two, of the cottages remain in residential use. (Refer to *Section 3.3.3. Description of Buildings* below.)

Residential development extends northwards beyond Parraween Street, although Gerard Street, directly to the north of Parraween Street, as well as Paling Street and McPherson Street, contain a greater number of residential flat buildings. Even though Gerard Street is at a lower ground level than Parraween Street, a number of the larger residential flat buildings are visible behind and above the single storey cottages that are the subject of this report.



Figure 3. 4: View of Parraween Street residences with large scale residential flat building to the north.

The proximity of Parraween Street to the commercial precinct of Military Road has had a tangible influence on the configuration of the residential properties along the northern side of the street. The location of Parraween Street immediately adjacent to Cremorne Junction has placed more pressure on the street for on-street parking than what would normally be found along a suburban residential street. The street experiences moderate traffic, with most seeking parking to access the adjacent shops and cinema.

Although the Council run public car park has eased somewhat the pressure for on-street parking, it has nevertheless resulted in the majority of the residences along Parraween Street accommodating off-street parking within their front yards. This lessens the ability to appreciate the historic character of the individual cottages along the street as seen from the street. This later pattern of development has also resulted in the loss of front gardens, front fences, pathways and plantings, further reducing the residential character of the streetscape.

Along its northern side, Parraween has a number of street trees which serve to soften the visual impacts of the off-street parking within front yards and maintain, to some extent, the residential character of this side of the street.



Figure 3. 5: View looking east along Parraween Street with street tree plantings along the northern side.



Figure 3. 6: Typical approach to providing off-street parking within front yards of the Parraween Street properties.

3.3.2. Views of the Locality

Due to the topography of the area and the bulk and scale of surrounding development, views of the Parraween Street properties are limited to views along Parraween Street, with some long range views available from the eastern end of Paling Street and from the intersections with Paling Street, Langley Avenue and MacPherson Streets. The visual catchment is therefore restricted in the most part to Parraween Street.

Views of the subject properties are not available from Military Road, due to the density and height of development along the roadway; however, there are two pedestrianised streets (Paling Street and Langley Avenue) that intersect with Military Road, and oblique views of Parraween Street are available from these areas.

Views of the rear roofs of some of the subject properties can be discerned between the buildings located along Gerard Street to the north, however as development is located at a higher ground level than the street, these views are very limited.

The following provides a brief outline of available views of the subject properties from throughout the locality. Refer to Figure 3.7 for location of views.

View No.	Description
V1	Short and long range views east and west along Parraween Street to the properties along the northern side of the street.
V2	Long range views from the eastern end of Parraween Street.
V3	Oblique and short range views from the intersection of Paling Street and Parraween Street and from the pedestrianised section of Paling Street, adjoining Military Road to the south.
V4	Oblique and short range views from the intersection of Langley Avenue and Parraween Street and from the pedestrianised section of Langley Avenue, adjoining Military Road to the south.
V5	Oblique and short range views from the intersection of MacPherson Street and Parraween Street.
V6	Limited views between buildings fronting Gerard Street looking south.



Figure 3. 7: Aerial view of the study area identifying available view (in orange) and visual catchment (shaded blue) for the Parraween Street properties. Source: LRS SixMaps



Figure 3. 8: View looking west from Langley Avenue down Parraween Street.



Figure 3. 9: View looking west down Parraween Street



Figure 3. 10: Looking east along Parraween Street.



Figure 3. 11: View looking east down Parraween Street from Paling Street intersection.



Figure 3. 12: Glimpse view of rear roof of Parraween Street cottage as seen between residential flat buildings on Gerard Street.

3.3.3. Description of the Buildings

The northern side of Parraween Street contains a number of historic single storey cottages, dating from the late 19th century through to the first decades of the 20th century. As the majority of the cottages were constructed by just three or four owners/lessees, there is a consistency in form and style represented along the street, including a group of semi-detached cottages of unusual configuration. Of the historic buildings surviving along the street, building types found within the study area can be defined as follows:

Free standing single storey cottages

Principally located at the eastern end of the street, Nos. 82 to 88 and No. 108 Parraween Street were all constructed by Helier (and possibly Percy) Harbutt, property developer and builder, between 1907 and 1910. Now demolished and replaced by the Council public carpark and a residential flat building, Nos. 90 to 106 Parraween Street were also constructed by the Harbutt Brothers in the same years.

Similar in form, these free-standing cottages are generally of painted brick with hipped roofs now tiled (although based on the North Sydney Council rates books were originally corrugated iron roofs), with front verandahs and projecting front bays, most with gable fronts. All appear to be substantially intact to their original configurations.

Stylistically they tend to be a mix of Federation and Arts & Crafts architecture, with some Italianate and/or Georgian Revival detailing. Typical architectural details include rounded headed windows with single hung sash windows, brick sills and some with flat gauge brick arches, tessellated tiled verandahs with decorative timber posts and Art Nouveau style brackets, half glazed four panel front doors with rectangular fanlights.

Small architectural details are found across each house, distinguishing it from its neighbour including exposed timber rafter eaves, shingled gable fronts, rough-cast gable fronts, circular louvred air vent, and one with rendered quoining to the front bay. It appears that for the majority of houses, chimneys may have been removed at the time the roofs were tiled, as they are not visible from the street.

As they are free standing cottages, the front yards are wider than those found at the pairs of semi-detached cottages that dominate the street (refer below) and can therefore accommodate a single car parking area within the front setback without substantially detracting from the character of house.

No. 50 Parraween Street is the exception to the above group of early 20th century cottage, which was constructed in the late 19th century (c.1887) by John Connor, bricklayer and is a vernacular, Georgian Revival cottage of rendered masonry with hipped roof also now tiled, but originally corrugated metal, with front verandah contained within the principal roof form. Detailing is simple, with rendered quoining around the front door and decorative moulded sill brackets. Located on a larger allotment, the site benefits from a side driveway access allowing off-street carparking at the rear.



Figure 3. 13: No. 88 Parraween Street, one of the free-standing cottages developed by Helier Harbutt in the early 20th century.



Figure 3. 14: No. 108 Parraween Street, one of the free-standing cottages developed by Helier Harbutt in the early 20th century and now in use as a family health clinic.



Figure 3. 15: Nos. 82 to 86 Parraween Street, the free-standing cottages constructed by Helier Harbutt.



Figure 3. 16: No. 50 Parraween Street, a free-standing cottage that survives as the oldest building on this portion of Parraween Street.

Rows of attached single storey workers cottages

One row of attached workers cottages is located on Parraween Street at Nos. 52 to 56, built by the same builder as the adjacent No. 50, John Connor, in c.1896. Simple in detail, these cottages are typical of vernacular workers cottages of the 1890s, although with some hint of Italianate influences in the recessed arches located in the fin walls separating the verandahs of each house and Georgian Revival influences in the dental detailing to above the front door frame (a detail also found at No. 50 Parraween Street). All three are of rendered masonry and still retain corrugated metal roofs. The centre cottage, No. 54 has ashlar lining in its front elevation render.

Both Nos. 52 and 56 have undergone some change, with a skillion roof addition to the west elevation of No. 52 and No. 56 has been extended into the roof in a fairly sympathetic manner, although the work has resulted in the roof plane being raised and is no longer consistent with its immediately adjoining neighbours.



Figure 3. 17: Nos. 52 to 56 Parraween Street, a row of attached workers cottages dating from c.1889.

Pairs of semi-attached single storey cottages

The dominant building form located along Parraween Street is the semi-detached single storey cottage. These can be found at Nos. 58 to 80 Parraween Street and all were constructed by (assumed) Charles and Mary Blackman as speculative development.

These pairs of houses are somewhat unusual in their form, presenting as a free-standing house on first inspection, being double fronted with a projecting wing, most with a gable front. However, they are instead a pair of houses, with one entered via the front elevation and the other entered via the side verandah.

Stylistically, these pairs of houses are in the Federation/Arts & Crafts style, and there is evidence to suggest that they were originally all face brick, although the majority are now painted or rendered brickwork. Architectural details include round headed, timber framed single hung sash windows with brick sills and some with flat gauge brick arches, tessellated tile flooring to front verandahs, decorative timber posts with Art Nouveau style brackets, exposed timber rafter eaves. The most intact of these cottages is found at Nos.70 & 72 Parraween Street.

Nos. 78 & 80 Parraween Street are what could be considered a more typical example of a pair of semi-detached houses, contained under a spreading hipped roof, with front verandahs and separated by a gable front.



Figure 3. 18: Nos. 66 & 68 Parraween Street.



Figure 3. 19: Nos. 58 & 60 Parraween Street.



Figure 3. 20: Nos. 62 & 64 Parraween Street.



Figure 3. 21: Nos. 70 & 72 Parraween Street, the most intact of the semi-attached pairs of cottages.



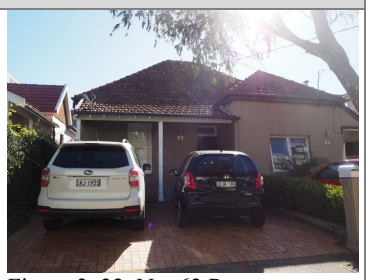
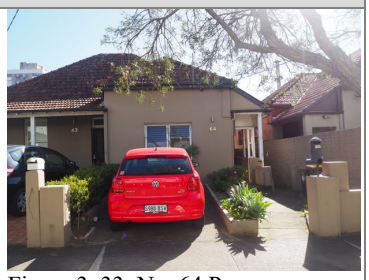
Figure 3. 22: Nos. 78 & 80 Parraween Street.

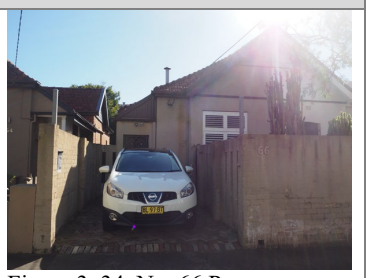
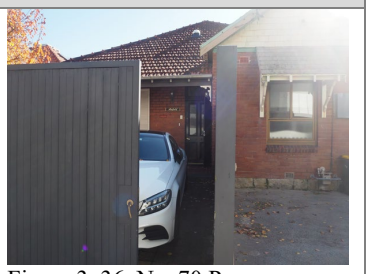
The following provides a brief description of the subject properties along the northern side of Parraween Street (refer to Table 3.1).

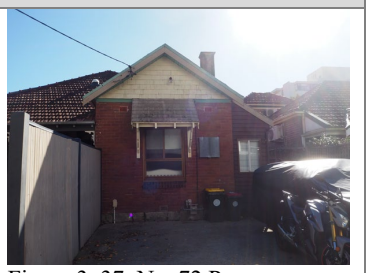
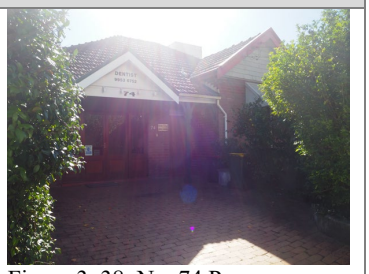
Table 3. 1: Descriptions of the subject properties on Parraween Street, Cremorne

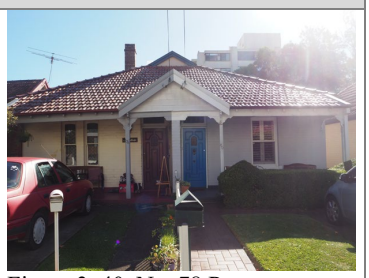
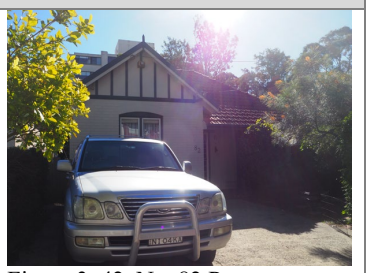
Description		Photograph
No. 9 Paling Street (SP18821) (formerly Nos. 51 & 52 Parraween Street)		
Date	Late 20th century (1970s?)	 Figure 3. 23: Parraween Street elevation of No. 9 Paling Street. Source: Google Streetmaps  Figure 3. 24: Paling Street elevation. Source: Google Streetmaps
Architectural Style	Contemporary	
Architect	Unknown	
Integrity	High	
Type	Light face brick, three storey residential flat building with tiled gabled roof with surrounding garden of mature tree plantings with surrounding sandstone garden wall. Main entry off Paling Street.	
No. 50 Parraween Street (Lot 30, Section 2 DP4785 and Lot 1, DP1050050)		
Date	c1888	 Figure 3. 25: No. 50 Parraween Street  Figure 3. 26: No. 50 Parraween Street front door detail.
Architectural Style	Georgian revival/vernacular cottage	
Architect/ Builder	John Connor- builder	
Integrity	High- Moderate	
Type	Detached single storey cottage of rendered masonry with tiled gabled roof (originally corrugated metal, chimney removed), timber single pane single hung windows, rounded headed window openings, rendered sills with decorative moulded sill brackets, rendered quoining to front door, front verandah with concrete floor and plain timber posts.	

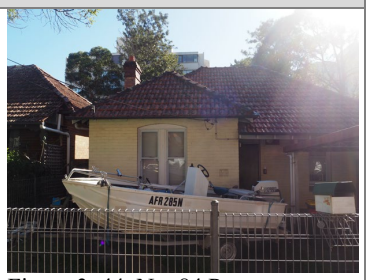
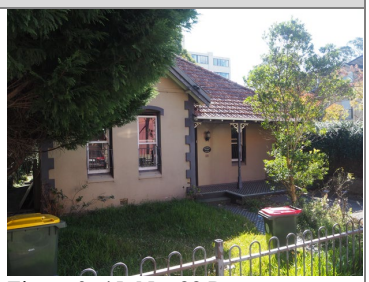
Description		Photograph
Nos. 52 to 56 Parraween Street (Lots A, B & C DP366345)		
Date	c1889	 Figure 3. 27: Nos. 52 to 56 Parraween Street
Architectural Style	Victorian Georgian revival/vernacular	
Architect/ Builder	John Connor- builder	
Integrity	High (Nos. 52 and 54), Moderate (No. 56)	
Form	Row of three single storey attached workers cottages of rendered masonry, hipped corrugated metal roof, arched recess in fin walls, front verandahs with cast iron decorative brackets, rounded headed window openings with of timber single hung, single pane windows, timber front door with fanlight. No. 52 with single storey rendered masonry skillion addition to west elevation. No. 56 altered with raised front roof plane to accommodate attic room and onsite parking within front yard.	 Figure 3. 28: Nos. 52 to 56 Parraween Street  Figure 3. 29: No. 56 Parraween Street with later additions to roof space and altered roof form.
No. 58 Parraween Street (Lot A, DP419832)		
Date	c1907	 Figure 3. 30: No. 58 Parraween Street
Architectural Style	Federation cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	Moderate-Low	
Form	Single storey semi-detached cottage (with No. 60) of face brick with gabled, tiled roof. Front verandah now enclosed and on-site parking within front yard.	

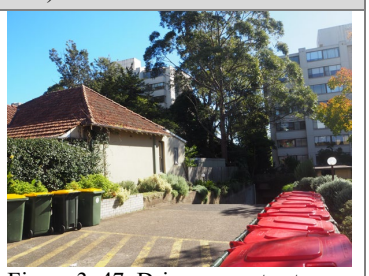
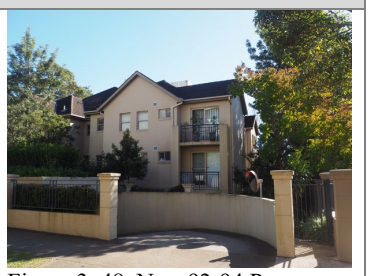
Description		Photograph
No. 60 Parraween Street (Lot B, DP419832)		
Date	c1909	 Figure 3. 31: No. 60 Parraween Street
Architectural Style	Federation cottage	
Architect	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 58) of painted brick with tiled hipped roof with timber boarded gable front, side entry with verandah and decorative timber posts,2 x round headed windows to front elevation with timber, single pane, single hung windows and on-site parking within front yard.	
No. 62 Parraween Street (Lot A, DP412718)		
Date	c1909	 Figure 3. 32: No. 62 Parraween Street
Architectural Style	Federation cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	Moderate	
Form	Single storey semi-detached cottage (with No. 64) of rendered masonry with tiled hipped roof and front verandah with tessellated tile flooring, exposed rafter eaves and decorative timber posts, round headed window with single pane, single hung timber window, timber framed front door with fanlight and on-site parking within brick paved front yard.	
No. 64 Parraween Street (Lot B, DP412718)		
Date	c1908-9	 Figure 3. 33: No. 64 Parraween Street
Architectural Style	Federation cottage	
Architect	Charles Blackman, developer	
Integrity	Moderate	
Form	Single storey semi-detached cottage (with No. 62) of rendered masonry with hipped tiled roof and projecting front bay with tiled hipped roof, side entry via verandah with decorative timber posts and rendered masonry walling, 2 x timber framed single pane hopper windows to front (south) elevation (non-original), on-site parking within concrete paved front yard.	

Description		Photograph
No. 66 Parraween Street (Lot 1, DP1001062)		
Date	c1908	 Figure 3. 34: No. 66 Parraween Street
Architectural Style	Federation/Arts & Crafts vernacular cottage	
Architect	Charles Blackman, developer	
Integrity	Moderate	
Form	Single storey semi-detached cottage (with No. 68) of painted brick with tiled hipped roof and front gable with timber shingling, side entry via later enclosed verandah and timber framed casement window with highlight to front (south) elevation (non-original) and on-site parking within paved front yard.	
No. 68 Parraween Street (Lot 2, DP1001062)		
Date	c1908	 Figure 3. 35: No. 68 Parraween Street
Architectural Style	Federation/Arts & Crafts vernacular cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 66) of painted brick with tiled hipped roof and front gable with timber shingling, side entry via verandah with timber posts and arch headed window with flat gauge brick arch, single pane, single hung window with brick sill and on-site parking within concrete paved front yard.	
No. 70 Parraween Street (Lot X, DP 442664)		
Date	c1909	 Figure 3. 36: No. 70 Parraween Street
Architectural Style	Federation/Arts & Crafts cottage	
Architect	Charles Blackman, developer/ Arthur Jackson, butcher	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 72) of dark red face brick with tiled hipped roof, exposed timber rafter eaves, decorative timber brackets to front verandah, tessellated tiles to verandah flooring, four panel front door with top panels glazed and etched glass fanlight, name plate "Anfield" and timber louvred shutters to front window (not seen) and on-site parking within paved front yard.	

Description		Photograph
No. 72 Parraween Street (Lot Y, DP 442664)		
Date	c1909	 Figure 3. 37: No. 72 Parraween Street
Architectural Style	Federation Arts & Crafts cottage	
Architect	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 70) of dark red face brick with tiled hipped roof and projecting front bay with gable front with timber shingles and timber barge board, concrete (?) tile awning on decorative timber brackets over aluminium framed sliding window, side entry within later weatherboard enclosed verandah and on-site parking within paved front yard.	
No. 74 Parraween Street (Lot A, DP438187)		
Date	c1910	 Figure 3. 38: No. 74 Parraween Street
Architectural Style	Federation /Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	Moderate-Low	
Form	Single storey semi-detached cottage (pair with No. 76) of dark red face brick with tiled hipped roof and gable front (later addition) with front verandah on timber posts with Art Nouveau style brackets, front elevation altered with set of four half glazed timber bi-fold doors, verandah floor removed and on-site parking within paved front yard. Now operating as a dental surgery.	
No. 76 Parraween Street (Lot B, DP438187)		
Date	c1910	 Figure 3. 39: No. 74 Parraween Street
Architectural Style	Federation /Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottages (pair with No. 74) of dark red face brick with tiled hipped roof and projecting front wing with gabled front with timber shingling and timber barge board, timber shingle awning with boarded cheeks over later addition aluminium framed window, entry via side verandah with timber Art Nouveau style brackets and timber posts, and on-site parking within paved front yard.	

Description		Photograph
No. 78 Parraween Street (Lot 1, DP 441402)		
Date	c1908-10	 Figure 3. 40: No. 78 Parraween Street (left of frame).
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (pair with No. 80) of painted brick, tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, front verandah with Art Nouveau style brackets on decorative timber posts, painted concrete flooring, 2 x arch headed timber framed, single pane, single hung sash windows, later timber front door with fanlight, face brick chimney visible in rear roof plane (no pot), on-site parking in paved front yard.	
No. 80 Parraween Street (Lot 2, DP 441402)		
Date	c1908-10	 Figure 3. 41: No. 80 Parraween. Street (right of frame).
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (pair with No. 78) of painted brick, tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, front verandah with Art Nouveau style brackets on decorative timber posts, painted concrete flooring, arch headed timber framed, single pane, single hung sash window, later timber front door with fanlight, no visible chimney, on-site parking in paved front yard.	
No. 82 Parraween Street (Lot 1, DP19887)		
Date	c1914	 Figure 3. 42: No. 82 Parraween Street
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	H. Harbutt, builder	
Integrity	High	
Form	Single storey free-standing cottage of painted brick with tiled hipped roof and projecting front bay with timber boarded gable front with front verandah with plain timber posts, arch headed front window with timber casement windows, on-site parking in paved front yard.	

Description		Photograph
No. 84 Parraween Street (Lot 2, DP19887)		
Date	c1908	 Figure 3. 43: No. 84 Parraween Street
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	H. Harbutt, builder	
Integrity	High	
Form	Single storey free standing cottage of face brick with tiled hipped roof and projecting front bay with rough cast rendered gable front, two arch headed windows, single pane, single hung timber windows, brick sills and flat gauge brick arches, front verandah with exposed timber rafter eaves, timber posts with Art Nouveau style brackets, painted concrete flooring, half-glazed, four panel front door with fanlight and single arch headed window, single pane, single hung timber window, no visible chimney and intact front garden.	
No. 86 Parraween Street (Lot 3, DP19887)		
Date	c1909	 Figure 3. 44: No. 84 Parraween Street
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	H. Harbutt, builder	
Integrity	Moderate	
Form	Single storey free-standing cottage of painted brick with tiled hipped roof with front projecting bay with tiled hipped roof, corbelled face brick chimney at rear, exposed timber rafter eaves, arch headed window with 2 x timber framed, single pane, single hung sash windows, front verandah with timber posts, arch headed window with single pane, single hung window. Carport located in front yard for on-site parking.	
No. 88 Parraween Street (Lot 4, DP19887)		
Date	c1908	 Figure 3. 45: No. 88 Parraween Street
Architectural Style	Arts & crafts with Georgian Revival details	
Architect/ Builder	H. Harbutt, builder	
Integrity	High	
Form	Single storey free-standing cottage of rendered masonry with tiled hipped roof and projecting front bay with rough cast render gable front with circular timber louvred vent, rendered quoins to projecting bay, 2 x arch	

Description		Photograph
	headed windows with single pane, single hung windows and moulded arch heads, front verandah with exposed timber rafter eaves, timber posts with Art Nouveau style brackets, tessellated tile flooring (extended), half glazed, four panel front door with fan light and single arch headed timber framed window with single pane, single hung window, name plate "Parraween House" and on-site parking with eastern half of front yard.	 Figure 3. 46: No. 88 Parraween Street
Nos. 81A-B Gerard Street (SP13518) (formerly No. 90 Parraween Street)		
Date	Late 20th century (1980s?)	 Figure 3. 47: Driveway entry to Nos. 81A-B Gerrard Street to the east of No. 88 Parraween Street.
Architectural Style	N/A	
Architect	N/A	
Integrity	Low	
Form	Driveway access from Parraween Street to underground carparking for residential flat building fronting Gerard Street.	
Nos. 92-94 Parraween Street (SP 58904)		
Date	Late 20th century (1980s?)	 Figure 3. 48: Nos. 92-94 Parraween Street
Architectural Style	Contemporary with Georgian Revival influences	
Architect	N/A	
Integrity	Moderate	
Form	Residential flat building of rendered masonry with gabled roof forms	
Nos. 96 to 106 Parraween Street (Lot 1 DP 980455, Lot 1 DP572817, Lots A and B, DP 31)		
Date	1970s?	 Figure 3. 49: Parraween Street public car park.
Architectural Style	N/A	
Architect	North Sydney Council	
Integrity	Moderate	
Form	Open public carpark	

Description		Photograph
No. 108 Parraween Street (Lots 3 & 4 DP 1122786)		
Date	c1908	 Figure 3. 50: No. 108 Parraween Street frontage as seen from Parraween Street.  Figure 3. 51: No. 108 Parraween Street- west elevation as seen from adjacent car park.
Architectural Style	Federation/Arts & Crafts cottage	
Architect	H. Harbutt, builder/ alterations North Sydney Council	
Integrity	Moderate to Low	
Form	Single storey free standing cottage with tiled hipped and gabled roof, painted brick on sandstone base course, arch headed timber framed, single pane, single hung windows, gablet to west roof plane, altered with ramp entry and in use as Cremorne Child and Family Health Centre	

3.4. Hayden Orpheum Picture Palace

3.4.1. The Site

The Hayden Orpheum Picture Palace (The Cinema), 380 Military Road, Cremorne is located on the northern side of Military Road, the principal commercial precinct of Cremorne, while the rear of the building fronts the southern side of Parraween Street (to the north), along with the rear elevations of the majority of the mixed-use buildings located either side of the Cinema.

Military Road is a principal road linking a number of surrounding suburbs, running south-west to north-east along the ridgeline through the eastern portion of the North Sydney Council local government area. Both sides of Military Road are lined by a mix of commercial premises and residential flat buildings of a variety of styles and construction dates.

The suburb of Cremorne, immediately surrounding Military Road, is predominantly residential, comprising a mix of building styles, building types and construction dates, with enclaves of cottages dating from the initial subdivision and development of the locality that occurred in the late 19th and early 20th centuries.

The Cinema is located across 5 allotments bounded to the north by Parraween Street, the south by Military Road and the east and west by adjoining properties. The real property definition is Lot 8, Section 1, DP 978497; Lot 9, DP 975041; Lot 10, DP 951095; and Lots 1 and 2, DP 1106512. The cinema was also extended in the early 2000s to include the immediately adjoining property to the east at 388 Military Road (Lot 6, DP 978497).

3.4.2. Setting and Views

The Hayden Orpheum Picture Palace is a prominent feature within the Military Road streetscape. While the Cinema is flanked on either side by buildings of equal or greater height, the distinct stepped form of the parapet and the stepping-down of the neighbouring properties to the scale of the cinema, combined with the colour scheme and lighting scheme means that the Cinema is a visual landmark along the principal commercial street of Military Road.

Due to the curve of Military Road, views of the Cinema are available from a reasonably long distance to the east and west. To the west, the front façade, and parapet stepping up to the tower is visible from as far as the Cremorne Garden Plaza and the intersection of Military Road and Spencer Road.

To the east, views of the Cinema are somewhat obscured by trees along the northern side of Military Road, however the signage, awning, and ground floor facade of the place remain visible.

Unobscured views of the Cinema are best available from the intersection of Spofforth Street and Miliary Road. From this angle, the Cinema dominates views of the streetscape, and its form is emphasised by the contrast formed by the stepped parapet with clear sky behind, not overwhelmed by buildings or other development in the background or adjacent.

Relationship to Parraween Street

The rear of The Hayden Orpheum Picture Palace faces onto the southern side of Parraween Street. The rear presents as primarily blank wall, with awning over the ground floor rear entry and a minimally stepped parapet. The rear elevation is of a similar scale to the neighbouring properties, which comprise mixed use residential and commercial multi-storey buildings, however the form of the flytower over the eastern side of the building is a distinct element in the Parraween Street streetscape, although it is not overtly visible in broad scale views.

Long range views of the Cinema are available from the west, beyond the intersection of Parraween Street and Paling Street. Views of the Cinema are also available to the east from the intersection with Langley Avenue. Due to the alignment of Macpherson Street and density of development, the Cinema is barely visible from Macpherson Street.

Views of the Cinema are not available from Gerard Street, located parallel to Parraween Street further to the north, as Gerard Street is dominated by large scale residential flat buildings. Being at a lower ground level, the parapet, flytower and roof form of the Cinema are also not seen from Gerard Street.

The following provides a brief outline of available views of the subject properties from throughout the locality. Refer to Figure 3.52 for location of views.

View No.	Description
V1	Long range view eastward along Military Road
V2	Short range front-on view of the front façade of the Cinema
V3	Mid-Long range view westward along Military Road
V4	Mid-range view westward from Macpherson Street rear elevation of the Cinema
V5	Short and mid-range views from the Parraween Street properties to the rear elevation of the Cinema
V6	Long range view eastward along Parraween Street to the rear elevation of the Cinema.



Figure 3. 52: Aerial view of the study area identifying available views (in orange) and visual catchment (shaded blue) of the Hayden Orpheum Picture Palace. Source: LRS SixMaps

Recent Photographs of Views and Streetscape



Figure 3. 53: View eastward towards the Cinema along Military Road



Figure 3. 54: Straight-on view of the Cinema from Military Road



Figure 3. 55**:** View westward from the intersection of Military Road and Spofforth Street



Figure 3. 56: View westward along Military Road



Figure 3. 57: View eastward along Parraween Street towards the rear elevation of the Cinema



Figure 3. 58: View eastward towards the rear elevation of the Cinema



Figure 3. 59: View westward from the intersection of Macpherson Street and Parraween Street.



Figure 3. 60: View towards the rear elevation of the Cinema from Parraween Street carpark.

3.4.3. Description of the Building

Exteriors of the Cinema

The Hayden Orpheum Picture Palace is a large cinema building of rendered masonry with metal roofing, corrugated metal flytower with parapeted front and rear elevations, with awning running the along the whole of the principal façade and awning over the rear entry.

The principal façade fronts Military Road, and features an asymmetrical two storey horizontal stepped façade, rendered and painted red with a simple stepped moulding detail. “Hayden Orpheum” is denoted in large, illuminated lettering across the first-floor façade. The ground floor is clad in tiles and black glass, with two shop fronts to the western side and a series of vertically proportioned timber doors extending along the majority of the Military Road frontage. An awning, with decorative plaster detailing to the underside extends the entire length of the façade and over the footpath.

The original entrance foyer is defined by a slight stepping of the awnings and the stepping of the parapet to a vertically proportioned tower, which features two symmetrical windows, either side of an illuminated decorative sign, now partially obscured by an angled digital sign. All doors feature a decorative terrazzo threshold, reproductions of the original terrazzo floor and thresholds of the original foyer.

The rear of the Cinema faces Parraween Street and comprises a three-storey flat wall, rendered and painted red. There is little articulation to the rear façade, with minimal stepping and window openings.

A stepped awning, of a similar but cruder form and style to the awning located on the front façade, extends the length of the ground floor and on the western side of the first and second floor. The stepping of the awning indicates the location of the arcade entry constructed in the mid-1980s (now infilled). A number of door and window openings to the ground, first, and second floor have also been infilled and new doors of the same detailing to those on the front façade are positioned irregularly along the ground floor.



Figure 3. 61: Front façade of the Cinema viewed from Military Road.



Figure 3. 62: Detail of stepped parapet over original entry. The building to the right of the tower is a later addition to the place.



Figure 3. 63: Entry doors to original foyer (possibly original).



Figure 3. 64: Awning over original entry foyer, looking west.



Figure 3. 65: Western side of the Cinema. The structure of the fly tower is visible over the parapet.



Figure 3. 66: Rear of the Cinema, viewed from Parraween Street.



Figure 3. 67: Eastern side of the rear of the Cinema. The adjoining building painted white now forms part of the complex.



Figure 3. 68: Western side of the rear of the Cinema, showing the original location of the fly tower (converted to offices).

Interiors of the Cinema

Internally, the layout of the Cinema is labyrinthine: a result of the adaptation of the ground floor into a shopping arcade, followed by the reconfiguration of the original stalls in 1984 and the later piecemeal reconfiguration of the ground floor level and excavations undertaken in the early 2000s.

The cinema is entered from Military Road via the main foyer, located centrally in the front façade and denoted by a decorative light on the awning overhead. This entry foyer is not the original foyer (which located at the eastern side of the Cinema) and was originally occupied by one of six shopfronts that formed part of the original building. Some indication of the original layout of the shops is still evident in the alignment of some internal load-bearing walls.

The entry foyer is lavishly decorated, and all of the furnishings, fixtures and finishes have been meticulously detailed in an 'art deco' motif. A ticket booth is located against the northern foyer wall, while a candy bar is located to the east. The foyer is product of works undertaken in 1994, when the shop adjacent to the original entry foyer (shop 6) was acquired and converted into a foyer, and later in 2000 when the arcade and shop 7 were reclaimed and the foyer extended.

The location of the arcade through the centre of the ground floor is still evident, linking the front foyer through to Parraween Street at the rear. Consequently, all of the decorative elements in the present-day foyer, including light fittings, are a result of works undertaken in the late 20th century.

Located further into the building behind the foyer are bathrooms, also a product of works undertaken in 1994 and 2000.

The original entry foyer is located at the easternmost side of the building and is now used as a secondary vestibule to the Hayden Cinema (the remnants of the original auditorium and located in the space of the original rear stalls) and provides access to the first-floor cinemas. It appears that much of the original fabric in this area remains intact. The foyer features a decorative terrazzo floor inlaid with the theatre emblem, and polished black glass skirting all around. It appears the light fittings are original however they may have been taken down and restored. Four vertically proportioned Queensland maple double doors with glazed panels provide entry from the street and it is likely that these entry doors are original.

The statue to the eastern wall, a reproduction of the 'Nordic dancers' located in niches either side of the proscenium in the main auditorium, was likely added around 1991 or later. The original ticket booth is no longer extant, and a couch is located in its place.

The original symmetry of the entry doors to the rear stalls, comprising two sets of double doors in (Queensland maple), centred within a raked ceiling and a decorative 'arch' light featured bordered in black glass has been somewhat diminished with the insertion of a projection room in the space under the original stairs. As such, the original grandness of the space as the original entry into the cinema has lost. The bulkhead over the entry doors also appears to have been altered, having lost some of its decorative features that are evident in early photos of the place.



Figure 3. 69: The existing foyer space. The arcade inserted through the centre of the cinema in 1984 is still evident.



Figure 3. 70: Existing candy bar within the relocated foyer.



Figure 3. 71: Original foyer of the cinema, now an entry vestibule to the Hayden Cinema.



Figure 3. 72: Foyer as it existed in the 1960s. Source: Stanton Library

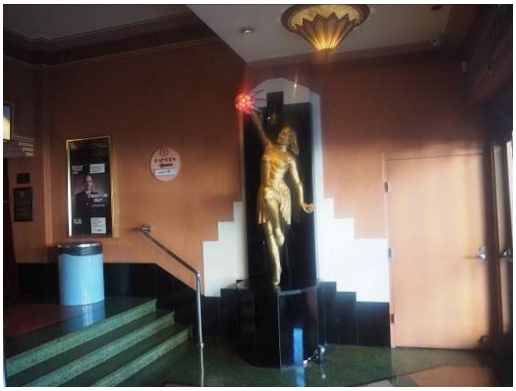


Figure 3. 73: Original foyer of the cinema. The statue is a reproduction of those located within the main auditorium.



Figure 3. 74: Original decorative terrazzo motif on floor of original foyer.

From the original foyer, stairs lead up to the first-floor foyer. While the stairs form part of the original layout of the place, an additional flight was added from the mid-landing in 1988 to serve the new Lounge cinema (former ballroom).

The first-floor foyer features a segmental barrel-vaulted ceiling supported by two columns centred at the apex of the arch. The western wall features three niches, the centre of which has been converted for use as a bar. The eastern wall is lined with mirrors and decorative glass mural. A raised dais to the north-eastern corner, located over a flight of stairs to the ground floor, provides space for a piano. Two light fittings are located to each end of the foyer. All of these features excepting the stairs were added in 1987 or soon after.



Figure 3. 75: First floor foyer



Figure 3. 76: floor foyer in 1935. Source: *Building* 57, (October 12, 1935)

Main Auditorium

The main auditorium comprises a large, open space with tiered seating from the stage up to ceiling level. A stage is located to the western side of the auditorium, with a decorative proscenium around. Two "Nordic nude" statues are located within two backlit niches to either side of the stage, within the proscenium. The space contains an ornately modelled plaster ceiling, featuring stylised deco motifs and geometric chrome and glass light fittings.

A series of panels to either side of the auditorium features a stylised sunburst motif, with rays extending down towards the stage, partially covered by perforated scalloped panelling. The sun motif

located on the stalls level wall panels have since been lost. The entirety of the auditorium is lit with coloured neon wash lighting, providing a contrast to the modelled ceiling, walls and stage.

The auditorium today comprises the dress circle portion only of the original cinema, the extent of which is still evident by the line of the balustrade (replaced). The area below the dress circle was infilled by a concrete slab when the ground floor of the place was converted for use as a shopping arcade. New timber benching with seating was added down to the level of the stage in 1987. As a result, the full height of the auditorium has been lost, the stage moved further into the space, and the proscenium truncated. New stairs were also inserted into the centre of the dress circle, linking the auditorium to the ground floor below (at this time still an arcade).

Much of the original Caneite ceiling was replaced in 1987(?) with a plasterboard ceiling. Drawings dated from 1984 indicate that the moulding and light fittings were retained and repaired where required.

The projection room for the cinema is located at the rear of the room.

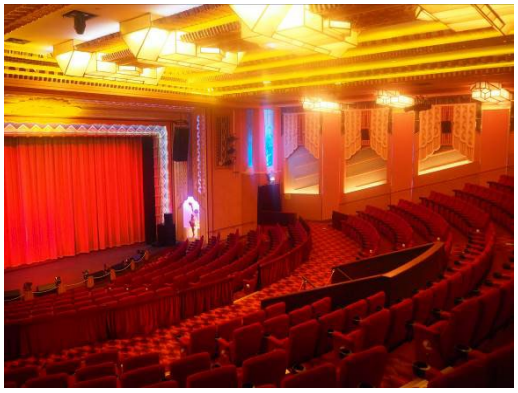


Figure 3. 77: Main auditorium, looking towards stage



Figure 3. 78: Ceiling and rear of main auditorium



Figure 3. 79: Moulding and light fixtures to ceiling of main auditorium.



Figure 3. 80: Projection room to main auditorium

Other Screens

The Hayden Orpheum Picture Palace today comprises a total of six screens: three to the ground floor and three to the first floor. As discussed above, the main auditorium (the Orpheum) comprises the dress circle and stage of the original cinema, somewhat modified when the shopping arcade was constructed. Other screening rooms at the place were gradually added from 1987 until the early 2000s, and each have their own names and decorative identities:

- Cinema 1: The Rex (Ground floor, 2000)
- Cinema 2: The Arcadia (Ground floor, 2000)
- Cinema 3: The Lounge (First floor, location of former Ballroom, 1988)
- Cinema 4: The Orpheum (original dress circle, 1935 and substantially altered 1987)
- Cinema 5: The Walsh (located in No. 388 Military Road, c1996)
- Cinema: 6: The Hayden (ground floor, 1992)

All of the cinemas inserted into the building after 1988 were designed with a cohesive decorative scheme that interprets the original Art Deco detailing of the original cinema.



Figure 3. 81: The Rex cinema



Figure 3. 82: The Arcadia Cinema



Figure 3. 83: The Walsh Cinema



Figure 3. 84: Lounge Cinema



Figure 3. 85: The Hayden Cinema

Office Spaces and Dressing Rooms

The space behind the stage at the dress circle level which originally contained dressing room, have been converted into offices as part of the remodelling works. Works undertaken in c1984 also involved the insertion of a new floor into the space of the fly tower. These areas are now used as dressing rooms and offices for the Hayden Group.



Figure 3. 86: Hallway to first floor offices behind stage of the main au



Figure 3. 87: Offices in space above westernmost ground floor shop

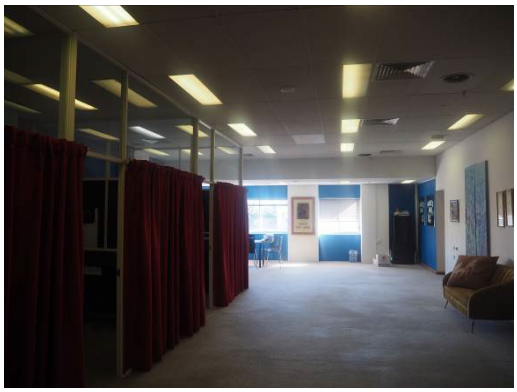


Figure 3. 88: Second floor offices, in location of fly tower

Ancillary Spaces

In addition to the above, other spaces and uses have been inserted into the building as part of the remodelling of the cinema building and incorporating part of the structure established when the building was converted into a shopping arcade. The Art Deco motif however has been conscientiously applied throughout all areas accessible by the public.

Bathrooms are also located behind the existing foyer, as well as on the second floor. The basement level comprises storage rooms, kitchen facilities and a cool room (not seen during site visit).

An organ room with lift is located in the ground floor space below the stage, where a Wurlitzer organ is housed when not in use and pipe chambers to either side of the stage. The Wurlitzer Robert Hope-Jones Orchestral Organ was built in 1925 and originally installed at the Wilson Theatre, Fresno, California, and relocated to the Hayden Orpheum as part of the refurbishment works in 1980s. The organ was converted to electric in 1999 (?), however it appears that the pipes have been retained, although their condition is unknown.

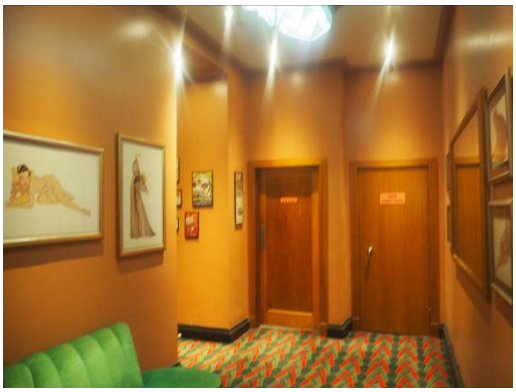


Figure 3. 89: Hallway at ground floor between The Rex and Arcadia cinemas.

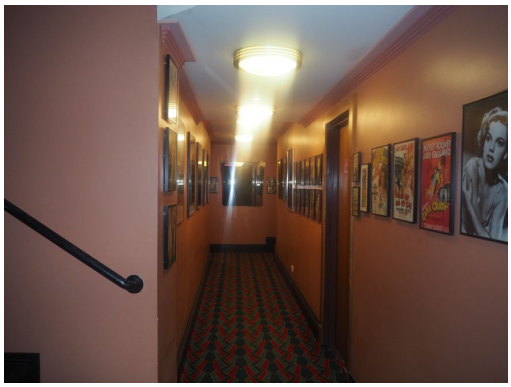


Figure 3. 90: Lower level hallway.



Figure 3. 91: Wurlitzer organ in the organ room below the stage.



Figure 3. 92: Surviving pipes of the organ located within the pipe chambers.

3.4.4. Description of the Adjacent Buildings

The buildings located immediately to the east and west of the Hayden Orpheum Picture Palace are also included in the brief for this report for analysis.

No. 372-372A Military Road and No. 75-75A Parraween Street

The property located immediately to the west of the Cinema is comprised of two commercial buildings, one fronting Military Road (No. 372-372A Military Road) and one fronting Parraween Street (No. 75-75A Parraween Street). The buildings are both two-storey, rendered masonry mixed use commercial buildings (shop top housing), constructed in the early 20th century with some surviving Federation/Arts & Crafts style elements.

These buildings, along with No. 396 Military Road and the Cinema are the oldest buildings still surviving along this portion of Military Road. No. 372-372A Military Road and No. 75-75A Parraween Street have recently received approval for demolition and redevelopment for a five storey shop top housing development with basement parking (DA 269/21). Refer to Figures 3.93 and 3.94 below.



Figure 3. 93: No. 372-372A Military Road, Cremorne


Figure 3. 94: No. 75-75A Parraween Street, Cremorne

Nos. 390-394 Military Road

The buildings immediately to the east of the Hayden Orpheum Picture Palace at Nos. 390-394 Military Road, consists of a double fronted five-storey mixed commercial/shop top housing development dating from the late 20th or early 21st centuries. These buildings have recently received approval for demolition and redevelopment for a new five storey mixed use building above basement parking with rooftop common space (DA 142/19).



Figure 3. 95: No. 390-394 Military Road, Cremorne



Figure 3. 96: The rear elevations of No. 390-394 Military Road, as seen from Parraween Street.

4. Comparative Analysis

4.1. Introduction

The brief for this project requires consideration be given to the following questions:

- whether a State Heritage nomination of the Hayden Orpheum Picture Palace is warranted;
- whether a heritage conservation area encompassing Parraween Street and its buildings is warranted; and/or
- if any of the individual properties located on Parraween Street (between Paling Street and Langley Avenue) warrant listing as local heritage items.

As part of the process of assessing the cultural significance of a place, Heritage NSW recommends that items or groups of items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. Undertaking a comparative analysis of a place, group or area assists in determining its rarity and/or representative values.

The following provides a comparative analysis of Parraween Street, the individual properties located on Parraween Street, and the Hayden Orpheum Picture Palace.

4.2. Parraween Street

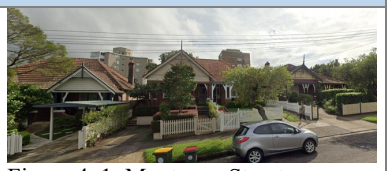
The northern side of Parraween Street, between Paling Street and Macpherson Street, was formed in the late 19th century as part of the Parraween Estate subdivision and developed on its northern side as a residential street. When originally developed in the late 19th and early 20th centuries, the majority of the allotments were in the ownership of only four individuals who developed the street as speculative development and/or as rental properties for working class families.

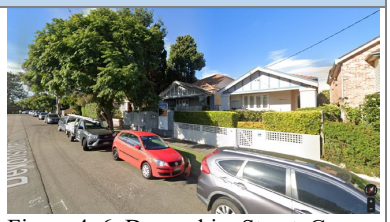
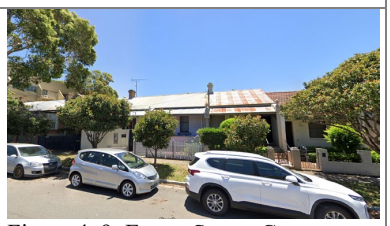
The historic built form of Parraween Street today consists of single storey, detached, semi-detached and attached cottages, typically in the Federation/Arts & Crafts style, which is concentrated towards the western end of the street.

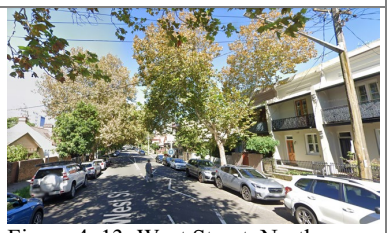
Parraween Street can be most usefully compared to other residential streets within the North Sydney Council local government area, that contain single storey cottages dating from the late 19th and early 20th centuries, built to accommodate working class families, that are located within heritage conservation areas (refer to Table 4.1).

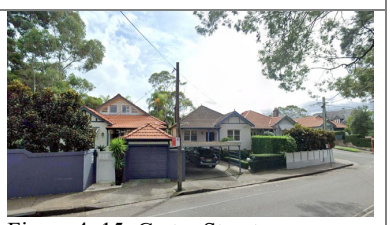
Part C Character Statements of the *North Sydney Development Control Plan* 2013 provides the following abridged histories, descriptions and statements of significance for comparable heritage conservation areas within the North Sydney LGA.

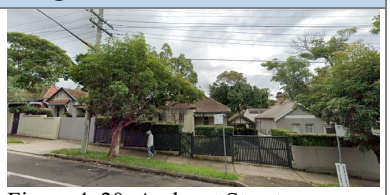
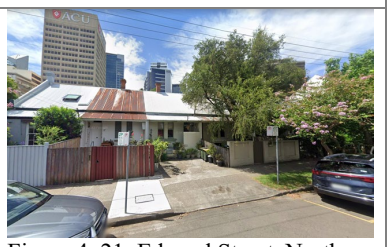
Table 4. 1: Parraween Street comparative analysis

Comparative Example	Images
Montague Road Conservation Area (Item CA04). Forming part of Thrupp's land grant and Daniel Cooper's Cooperville estate lands. In 1891 a large 25 acres of the land was purchased by James Ernest Holt and later subdivided. The upper portion to Macpherson Street was developed as the Surrey Estate and placed for auction in 1907 and 1910. The Montague Road Conservation Area is a residential neighbourhood that is characterised by small to medium scale houses setback from the street. The conservation area is characterised by the good quality, single and two storey detached and semi-detached buildings on medium to large size lots in the Federation Queen Anne styles interspersed with some California Bungalows with articulated facades and front verandahs with decorated timber detailing. The Montague Road Conservation Area is significant: (a) As an example of a subdivision that responds to the topography and the resulting built form that features stepped and elevated housing forms. (b) As a consistent and intact early 20th century residential area with medium sized detached and attached Federation Queen Anne houses and California bungalows. (c) For the quality and collective significance of the buildings within the area.	 Figure 4. 1: Montague Street, Cremorne. Source: Google Streetview  Figure 4. 2: Montague Street, Cremorne. Source: Google Streetview  Figure 4. 3: Montague Street, Cremorne. Source: Google Streetview
The Oakes Avenue Conservation Area (Item No. CA05) Forming part of Thrupp's land grant and Daniel Cooper's Cooperville estate lands. The area was subdivided in 1887 by J Cooper as the "Oaks Brickworks Estate". This land was then leased to Oliver Clews, who built seven "Brick and Iron" houses on the southern side of the road in 1889. The remaining houses on the southern side of Oakes Avenue and houses on the northern side were built between 1899 and 1901. The first appeared in Council's 1902 Valuation Book. The Oakes Avenue Conservation Area is a discrete residential neighbourhood that is characterised by small lots. The Conservation Area is characterised by the consistent row of single storey, modest sized houses. The Oakes Avenue Conservation Area is significant: (a) For the unity of its subdivision pattern and the resulting built form. (b) As a consistent and intact early 20th century residential area with a mix of Federation and 1920s single storey houses. (c) As a remnant of the former "Oakes Brickworks Estate".	 Figure 4. 4: Oakes Avenue, Cremorne. Source: Google Streetview  Figure 4. 5: Oakes Avenue, Cremorne. Source: Google Streetview

Comparative Example	Images
Holtermann Estate A Conservation Area (Item CA07) The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, J.R. Hatfield and A. Mosman. Extensive land purchases by B.O. Holtermann in the 1880s led to consolidated subdivision of large areas. Holtermann's Estate sought to provide "comfortable working men's houses". The Holtermann Estate A Conservation Area was subdivided and offered for sale during the 1880s and 1890s. Main period of construction-1884 to 1915. The Holtermann Estate A Conservation Area is the northern most section of the larger Holtermann Estate and is bounded by St. Thomas Rest Park, the Warringah Expressway and commercial development to the west. The area is characterised by its low scale of single storey, hipped roof, detached and attached dwelling houses that includes a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian, Filigree and Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with post war residential flat buildings and modern infill housing. Rear lanes are lined with fences, carports and garages with some development fronting the lanes. Front gardens contribute to the landscaping of the streets. The Holtermann Estate A Conservation Area is significant: (a) as a late 19th century subdivision for speculative housing. (b) For its regular grid of streets, rear lanes and cross lanes. (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.	 Figure 4. 6: Devonshire Street, Crows Nest. Source: Google Streetview  Figure 4. 7: Devonshire Street, Crows Nest. Source: Google Streetview  Figure 4. 8: Devonshire Street, Crows Nest. Source: Google Streetview
Holtermann Estate B Conservation Area (Item CA08) History of development is as per Holtermann Estate A Conservation Area. The area is characterised by is low scale of single storey, hipped roof, detached and attached dwelling houses that include a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with some post war residential flat buildings and modern infill housing. There are examples of high quality attached dwellings. Rear lanes are lined with fences, garages and carports with some remnant dunnies. Front gardens contribute to the landscaping of the streets. The Holtermann Estate B Conservation Area is significant: (a) As a late 19th century subdivision for speculative housing.	 Figure 4. 9: Ernest Street, Crows Nest. Source: Google Streetview  Figure 4. 10: Ernest Street, Crows Nest. Source: Google Streetview

Comparative Example	Images
(b) For its regular grid of streets, rear lanes and cross lanes. (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.	
Holtermann Estate C Conservation Area (Item CA09) History of development is as per Holtermann Estate A Conservation Area. The Holtermann Estate C Conservation Area includes part of the southern end of the larger Holtermann Estate and is bounded by Falcon Street, West Street and the Pacific Highway. The area is characterised by modest, speculative cottages in the Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow styles. There are also some Inter-War Californian Bungalow and Art Deco styles and later infill development including the large campus of North Sydney Girls High School. Rear lanes are important to the townscape and allow car access that helps the streets to maintain a pedestrian character. There are intrusive off street parking structures where rear lane access is not available. The Holtermann Estate C Conservation Area is significant: (a) For its late 19th and early 20th century residential character that is characterised by single storey, detached and semi detached dwelling houses of modest scale in a mixture of late Victorian and early Federation styles. (b) As an area that represents the working class residential development of North Sydney at the turn of the century.	 Figure 4. 11: Hayberry Street, Crows Nest. Source: Google Streetview  Figure 4. 12: Hayberry Street, Crows Nest. Source: Google Streetview
Holtermann Estate D Conservation Area (Item CA18) History of development is as per Holtermann Estate A Conservation Area. The Holtermann Estate D Conservation Area is set to both sides of the southern end of West Street and is defined by Falcon Street and Ridge Street. The Area is characterised by modest, speculative cottages that include a mix of late 19th and early 20th century building styles including Victorian Georgian and Filigree, Federation Queen Anne and Federation Bungalow. There are also some two storey Victorian Italianate and Victorian Filigree terraces and Inter-War, Californian Bungalow and Art Deco styles. The mature street trees are also a prominent and unifying feature of the West Street streetscape. Front cottage gardens contribute to the landscaping of the streets and are typical of small lot development of the pre-war era. The Holtermann Estate D Conservation Area is significant: (a) for its consistent late 19th and early 20th century residential character that is characterised by single storey dwelling houses of modest scale and two storey attached dwellings in a mixture of	 Figure 4. 13: West Street, North Sydney. Source: Google Streetview  Figure 4. 14: West Street, North Sydney. Source: Google Streetview

Comparative Example	Images
late Victorian and early Federation styles. (b) for its regular grid subdivision pattern, the level landform and development over a single main development period.	
Plateau Conservation Area (Item CA02) The Plateau Conservation Area was subdivided as part of the 1899 Cooliatta Estate that was formed from the 23 acres grant to Alexander Macarthur in 1853. In comparison with other parts of North Sydney the area was relatively remote, although the opening of the Suspension Bridge in 1892 and extension of the tramway along Miller Street in 1909 improved access. The main period of development in the Conservation Area was in the early 20th century when the area developed slowly with modest houses on narrow blocks of land. The area is defined by escarpment along Pine Street, Wilson Street, Carter Street and Miller Street. The Plateau Conservation Area is characterised by single storey Federation and Edwardian dwelling houses, reflecting the area's main period of development. The houses range from freestanding dwellings on large lots to small, semi-detached dwellings on narrow lots. There are also examples of Victorian Georgian style, weatherboard cottages. The buildings generally have small setbacks from the street with cottage gardens and a mix of fence types. Front gardens are well established, and often have extensive plantings to give an overall impression of a landscaped garden suburb. The Plateau Conservation Area is significant: (a) For the unity of its subdivision history and consistency of the housing stock which is evident in the built form of the area. (b) For its largely intact residential form that illustrates small-scale housing including timber buildings, and which has survived without large scale intrusions. (c) For its strong landscape quality defined by street trees and front garden plantings that give an overall impression of a landscaped garden suburb.	 Figure 4. 15: Carter Street, Cammeray. Source: Google Streetview  Figure 4. 16: Wilson Street, Cammeray. Source: Google Streetview  Figure 4. 17: Cairo Street, Cammeray. Source: Google Streetview
Cammeray Conservation Area (Item CA01) Most of the Cammeray Conservation Area was subdivided in 1889 by Alexander Maxwell as the Cooliatta Estate on land granted to Alexander Macarthur in 1853. The south-western part of the area was called Bells Paddock. Most of the area was purchased as the Bell's Estate in 1909 after which time the area developed. The characteristic buildings of the area are typically later Federation and Edwardian Queen Anne, reflecting the predominant period of development. Buildings are typically single storey, freestanding and constructed on a sandstone base with face brick walls and terracotta tiled hipped roof with asymmetrical street elevations with projecting gabled bays projection and a flanking verandah.	 Figure 4. 18: Lumsden Street, Cammeray. Source: Google Streetview  Figure 4. 19: Morden Street, Cammeray. Source: Google Streetview

Comparative Example	Images
Street plantings and raised verges reinforce the cohesive character and regular pattern formed by the buildings and underlying lot pattern. Several late Victorian residences are located in the northwest corner of the area, and timber houses are represented in Palmer, Bellevue and Raleigh Streets. There is some modern development to the southern edge. The Cammeray Conservation Area is significant: (a) For the unity of its subdivision history which is evident in the built form of the area and that overlays its sloping and stepped topography; (b) As an area of modest Federation speculative builder housing set out in a geographically defined area that has survived without large-scale intrusion; and (c) For its landscape quality defined by street trees, stone boundary walls, rock escarpments, raised and front garden plantings that combine to give an impression of a landscaped garden suburb.	 Figure 4. 20: Amherst Street, Cammeray. Source: Google Streetview
Edward Street Conservation Area (Item CA17) The Edward Street Conservation Area includes land from The Priory and Rockleigh Grange, both of which were sold from the Wollstonecraft Estate in the 1840s. It also includes parts of a later (1850s) subdivision by Alexander Berry, a partner of Edward Wollstonecraft. The 1850s subdivision was designed for small township building blocks and various small scale dwelling houses and attached dwellings were built at the southern end of Edward Street as a result. Blocks at the northern end of Edward Street were purchased and consolidated by Capt. RF Pockley who built "Doohat". The three large properties were sold during the 1880s and sections of the estates subdivided and sold during the 1890s. Residential development then followed in the early 20th century. The area is characterised by each phase of development and groupings of identical rows of houses. The early phase of development is represented by the Don Bank Group; small scale, attached, single storey weatherboard and brick houses in the Victorian Georgian and Italianate style. These buildings create an intimate 19th century atmosphere and context for the Victorian Filigree style developments at the southern end and the later detached dwellings at the northern end in the Federation Queen Anne and Inter War styles. There is some two storey Victorian and Federation attached dwellings houses and residential flat buildings and later infill developments. The Edward Street Conservation Area is significant: (a) As an intact example of early township development in North Sydney. (b) As a subdivision of the Priory and Rockleigh Grange Estates. (c) For its grouping of intact and commonly detailed mid Victorian and Federation houses.	 Figure 4. 21: Edward Street, North Sydney. Source: Google Streetview  Figure 4. 22: Edward Street, North Sydney. Source: Google Streetview  Figure 4. 23: Oak Street, North Sydney. Source: Google Streetview

Conclusion

Based on the above overview of existing heritage conservation areas located throughout the North Sydney Council LGA that contain rows of single storey cottages dating from the late 19th and 20th century, Parraween Street is comparable to a number of residential streets found within already established heritage conservation areas.

Parraween Street, being part of the larger Parraween Estate subdivision that occurred in the late 19th century, has a similar history to a number of the heritage conservation areas detailed above, including Montague Street Conservation Area and Oakes Street Conservation Area, both of which were also located within Thrupp's land grant and subsequently Daniel Cooper's Cooperville Estate lands and were subdivided in the late 19th and early 20th centuries and developed mainly in the early 20th century.

The houses that define the northern side of Parraween Street were constructed as speculative development and/or as rental properties to accommodate the working class. The surviving original houses are modest, single storey, detached, semi-detached and attached cottages, mostly constructed in the first two decades of the 20th century. One row of three attached workers cottages (Nos. 52 to 56 Parraween Street) is notable as being from the late 19th century and is accompanied by a free-standing house, built to house the developer of the workers cottages (No. 50 Parraween Street) (refer below for further details).

A similar approach to development and built forms is found throughout the North Sydney Council LGA, notably the Holtermann Estate conservation areas (A, B, C & D), all being developed for "comfortable working men's houses". As a result, rows of substantially intact single storey cottages of a variety of forms and configurations can be found throughout the LGA.

When analysing the built forms of the above heritage conservation areas, a key distinction between the northern side of Parraween Street and the streetscapes of the conservation areas is the issue of integrity. As previously discussed, (see *Section 3 Physical Evidence*), Parraween Street has lost a number of its original houses at its eastern end towards the intersection with Langley Avenue and the majority of those that survive are of moderate integrity, having been painted and original details and architectural features removed.

The greatest impact on the integrity of the Parraween Street streetscape is the introduction of off-street carparking within the front yards of the cottages, a detracting element that obscures views of the houses and has resulted in the loss of front gardens and original front fences, which typically make a positive contribution to the character of a street. Although a similar solution to off-street parking is found throughout the existing heritage conservation areas, unlike Parraween Street which does not benefit from rear lane access, parking within the front yard of a property occurs only occasionally along a single street and thus does not dominate the streetscapes or diminish the historical character of the heritage conservation areas.

Based on the above comparative analysis, Parraween Street (between Paling Street and Langley Avenue) is a representative example of a surviving late 19th to early 20th century residential street of moderate integrity. Numerous other streets of similar built form, configuration, history and architectural detailing are found throughout the North Sydney LGA, many of which have greater integrity and stronger historical character.

4.3. Historic Properties of Parraween Street

In considering whether any of the individual cottages located along Parraween Street warrant listing as local heritage items, it is useful to compare the three different building types found within the study area, with other cottages of similar form and architectural styles already identified as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan* 2013. As previously discussed, (see Section 3.3.3. of this report), the three building types are: Free-standing single storey cottages, pairs of semi-attached single storey cottages and rows of attached single storey workers cottages. The discussion below provides a comparative analysis of each of the identified historic building types found on the north side of Parraween Street between Paling Street and Langley Avenue.

4.3.1. Free standing single storey cottages

Federation/Edwardian Style

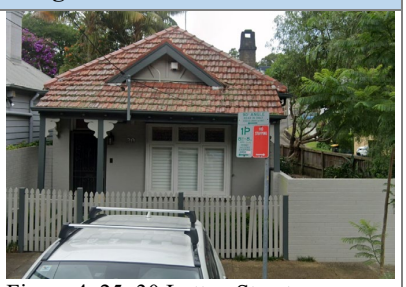
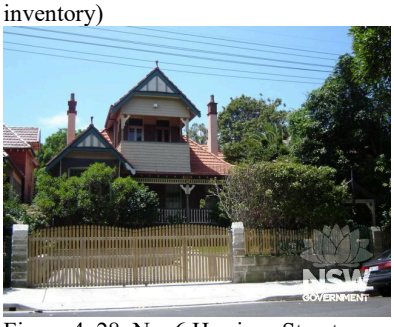
Of the surviving original cottages located along Parraween Street, a small number of these include free-standing single storey cottages. The majority are located at the eastern end of the street (Nos. 82 to 88 and No. 108 Parraween Street) and were constructed by Helier (and possibly Percy) Harbutt, property developer and builder, between 1907 and 1914. These cottages display a mix of integrity, with Nos. 82, 84 and 88 Parraween Street being of high integrity to their street presentation.

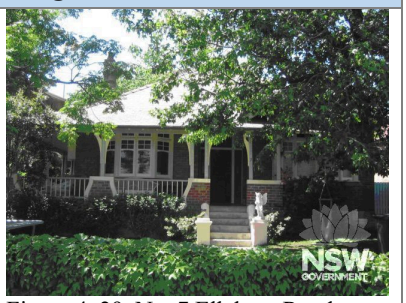
The cottages all display elements of Federation/Edwardian or Arts & Crafts architectural styles (also referred to as Federation Bungalow) and are simple in form, often with a gabled roof fronting the street and including timber finials, red terracotta roof tiles, timber boarded gable fronts, projecting timber eaves rafters, tessellated tile flooring to front verandahs, four panelled front doors with glazed panels and fanlights and timber framed double hung sash or casement windows.

Numerous examples of free-standing Federation Bungalows are located throughout the North Sydney Local Government Area, and many of these are found within Heritage Conservation Areas. Of those that are individually listed as local heritage items, they range in scale and tend to be quite decorative (leaning more towards the Queen Anne Revival and Arts and Crafts architectural styles), often forming part of a group and appear to be of high integrity to the street frontage. Other comparable examples include the following:

Table 4. 2: Free-standing cottages (Federation/Edwardian) comparative analysis

Comparative Example	Images
21 Doris Street, North Sydney (Item No. I0802) This building is designed in the Federation Bungalow style. Single storey brick house, double-fronted, with projecting gabled bay and a verandah entry bay. The roof is hipped and gabled clad in terracotta tiles. The gabled bay has a central breakfront containing a segmental arched window containing four casement frames, each with a square headlight with arched top rail. The gable end is timber shingled, with shingles to the window rain hood which is bracketed to either side of the breakfront. The verandah has been infilled and extensive alterations made at the rear.	 Figure 4. 24: No. 21 Doris Street, North Sydney (Source: NSW State heritage inventory)

Comparative Example	Images
30 Lytton Street, Cammeray (Item No. I0015) A small brick single-fronted cottage with hipped terracotta tiled roof and central projecting dormer gable end central above the front facade, with the roof extended around this to form a verandah carried on timber posts which have tall, narrow, tapering, rusticated sandstone footings. Brickwork is tuckpointed at the front and verandah posts have elaborately carved brackets. There are modern alterations at the rear. Forms part of a group of single storey, free-standing cottages.	 Figure 4. 25: 30 Lytton Street, Cammeray (Source: Google Streetview)
14 Spofforth Street, Cremorne (Item No. I0079) Single storey brick house with terracotta tiled gable roof. It features an asymmetric double frontage with projecting gabled bay having an asymmetric gable swept down over a semi-circular window opening a verandah bay with timber posts on short sandstone piers and an eyelid dormer covering a long row of casement windows. Leadlight windows to front façade and exterior doors including decorative front door with fanlight and side panel. An interesting Federation bungalow which illustrates the growth of this style out of earlier and contemporary styles. The form is characteristic of the vicinity and representative of the period. The interior and landscape setting are also of significance.	 Figure 4. 26: 14 Spofforth Street, Cremorne (Source: Google Streetview)
4, 6 and 8 Harrison Street, Cremorne (Item Nos. I0058, I0059 and I0060) An excellent group of characteristic Federation bungalow style houses which form a continuous streetscape of varied and interesting buildings. The group display the trend to produce an Australian vernacular architectural style evolved from Queen Anne and Arts and Crafts idioms based on the bungalow form.	 Figure 4. 27: No. 4 Harrison Street, Cremorne (Source: NSW state heritage inventory)  Figure 4. 28: No. 6 Harrison Street, Cremorne (Source: NSW state heritage inventory)

Comparative Example	Images
7 Ellalong Road, Cremorne (Item No. I0051) An excellent Federation Bungalow, providing an interesting urban example of the vernacular Australian rural homestead. It is well-detailed and attractive. The landscaping contributes to the understanding of the style of the dwelling and original setting. The interior is also of significance. Single storey brick house with hipped gable slate roof. It has a projecting gabled bay with roughcast rendered and decoratively moulded gable end. The verandah bay has timber posts with decorative brackets on short brick piers with rendered copings. The verandah returns and has a simple timber balustrade.	 Figure 4. 29: No. 7 Ellalong Road, Cremorne (Source: NSW state heritage inventory)
14 Claude Avenue, Cremorne (Item No. I0044) A next, unpretentious Federation bungalow which relates well to its elevated corner site. It appears intact and complements the Arts and Crafts style houses along the street. It is representative of a form of development characteristic of the vicinity. Single storey asymmetric brick house with hipped and gabled roof of terracotta tiles. Main features include roughcast render to the upper section of gable ends, faceted bay windows with skillion rain hoods clad in timber shingles and a return verandah carried on timber posts with simple timber quadrant brackets. This building is designed in the Federation Queen Anne style.	 Figure 4. 30: No. 14 Claude Avenue, Cremorne (Source: NSW state heritage inventory)

Conclusion

Throughout the North Sydney LGA, single storey, free-standing Federation bungalows are the dominant built form, characterising the suburbs of Cammeray, Neutral Bay, Cremorne and sections of North Sydney. This building types comes in a variety of forms and detailing, drawing influences from the Arts & Crafts, Edwardian and Queen Anne Revival architectural styles. Many excellent and interesting examples survive throughout the suburbs of the North Sydney LGA, with a number being individually heritage listed.

Along Parraween Street, only a few of these bungalows survive (Nos. 82 to 86 and No. 108 Parraween Street), the majority having been demolished for later development and the Council carpark. Of those that do survive, all were built by Harbutt Helier (possibly in collaboration with his brother Percy Helier), in the first decades of the 20th century. Being developed as speculative development for quick sale following a short period of leasing to recoup finances, the dwellings are fairly modest examples of the Federation bungalow with few decorative features and although of relatively high integrity to their street frontages, they do not compare with the heritage listed bungalows that demonstrate a wide variety of forms and detailing of high integrity.

Georgian Revival Style

No. 50 Parraween Street, located at the eastern end of the street, is the exception to the above group, being constructed in the late 19th century (c.1887) and is a vernacular, Victorian Georgian Revival cottage of rendered masonry with hipped roof now tiled, with front verandah contained within the principal roof form, rendered quoining around the front door and decorative moulded sill brackets. The cottage forms part of an historic group of buildings, together with Nos. 52 to 56 Parraween Street, all constructed by the same owner-builder (refer below comparative analysis of rows of attached single storey workers cottages).

The *North Sydney Heritage Study Review* (prepared by Godden Mackay Pty Ltd, 1993) notes that a "surprising number of Victorian residences in North Sydney embody the spirit of the earlier Georgian and Regency styles which continued Classical influences from the Colonial period".[1] They are symmetrical, typically small, simple and have little in the way of embellishment and range in materials from sandstone, to weatherboard to brick and include some examples of now rare 'slab' timber houses and others with weatherboards grooved to imitate ashlar.

Other comparable examples include the following:

Table 4. 3: Free-standing cottages (Victorian Georgian Revival) comparative analysis

Comparative Example	Images
11 Armstrong Street, Cammeray (Item No. I0002) A single storey symmetrical cottage of rusticated ashlar stone to the front with weatherboard at the rear, hipped roof of corrugated iron and bull nosed verandah on timber posts with timber frieze valance. A good example of a late-Victorian small residence in the Victorian Georgian style. The fine quality stonework contrasts with the working-class scale of the building, which is indirect evidence of the nearby sandstone quarries of the period. The house is likely to be associated with the quarry. The interior and landscape setting are also of significance.	 Figure 4. 31: No. 11 Armstrong Street, Cammeray (Source: NSW state heritage inventory)
280 West Street, Cammeray (Item No. I0023) An interesting though modest cottage featuring finely crafted ashlar sandstone building built in the Victorian Georgian style. Single storey sandstone cottage in coursed rockface with dressed margins with a hipped corrugated roof with a sandstone chimney. Corrugated metal roof verandah on squared timber posts set on short stone piers. Symmetrical façade with central entry door flanked by triple double-hung sash windows. Both door and window openings are semi-circular arched.	 Figure 4. 32: No. 280 West Street, Cammeray (Source: NSW state heritage inventory)

[1] Godden Mackay Pty Ltd, 1993; *North Sydney Heritage Study Review*, p. 132

Comparative Example	Images
22 Gerard Street, Cremorne (Item No. I0054) A rough but robust vernacular cottage of random coursed sandstone with a terracotta tiled hipped gable roof and skillion over the front verandah which is carried on steel pipe posts. It is of nineteenth century form and as such is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near to Military Road. This building is designed in the Victorian Georgian style.	 Figure 4. 33: No. 22 Gerard Street, Cremorne (Source: Google Streetview)
24 Gerard Street, Cremorne (Item No. I0055) Single storey, double fronted rusticated random coursed stone cottage with hipped corrugated metal with cross ridge and gablet faced in timber boards. Skillion verandah with corrugated cement sheet roof with central gable on square timber posts with elaborate timber quadrant brackets. Pitched roof dormer to front faced in timber weatherboards. A well-composed and constructed single storey stone house of nineteenth century form and materials. As such it is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near Military Road. This building is designed in the Victorian Georgian style.	 Figure 4. 34: No. 24 Gerard Street, Cremorne (Source: NSW state heritage inventory)
8 Webb Street, McMahons Point (Item No. I0519) Single storey weatherboard house with hipped corrugated-iron roof and bull-nosed verandah. Decorative carved timber quadrant brackets to verandah posts. This building is designed in the Victorian Georgian style.	 Figure 4. 35: No. 8 Webb Street, McMahons Point (Source: NSW state heritage inventory)
22 Lytton Street, Cammeray (Item No. I0012) A single storey weatherboard Georgian cottage, gable roofed in corrugated iron, with a bull-nosed front verandah on timber posts with decorative timber brackets and a skillion rear wing. It has been recently renovated. This building is designed in the Victorian Georgian/Victorian Vernacular style.	 Figure 4. 36: No. 22 Lytton Street, Cammeray (Source: NSW state heritage inventory)

Comparative Example	Images
33 Kurraba Road, Neutral Bay (Item No. I0636) This building is designed in the Victorian Georgian style. Single storey rendered brick house with hipped corrugated-iron roof with concave curved, hipped verandah roof carried on timber posts and with a timber balustrade. Symmetrical about the central entry door with rectangular fanlight, flanking windows are rectangular with double-hung sash frames and rendered sills.	 Figure 4. 37: No. 33 Kurraba Road, Neutral Bay (Source: NSW state heritage inventory)
33 Doris Street, North Sydney (Item No. I0807) Single storey brick cottage, with hipped corrugated iron roof. Skillion roofed full-length verandah is carried on square timber posts with cast-iron lace valence and quadrant brackets. The symmetrical facade has a central door with rectangular fanlight. Windows are rectangular, with moulded stucco label moulds and corbelled sills.	 Figure 4. 38: No. 33 Doris Street, North Sydney (Source: NSW state heritage inventory)

Conclusion

As noted in the *North Sydney Heritage Study Review* (1993), of the building stock that characterises the North Sydney LGA, Victorian Georgian Revival cottages are fairly prominent across all suburbs. This style of dwelling dates from the latter half of the 19th century, being most popular from the 1840s to 10870s. As such, examples of Victorian Georgian Revival cottages are typically concentrated around those areas that were subdivided and released for sale and development earlier than the Cooperville Estate lands (1880s). However, examples of this building style are nevertheless found throughout Cremorne, Cammeray and Neutral Bay and indicate that they form part of the earliest phases of development of these areas that were not subdivided until the late 19th century.

The one example that is located along Parraween Street (No. 50) is a good although modest example with gabled roof and front verandah contained within the roof form (unlike the majority of other examples with hipped roof and verandah under a separate roof) and subtle detailing that makes the building of interest. The dwelling is substantially intact, remains located on its original allotment and has managed to retain its front garden, which further enhances its historical character.

Having been constructed in c.1888 by builder John Connor, the place is made more interesting as it was built as Connor's own residence, together with the adjacent row of three attached workers cottages also built by Connor as rental properties. Together this group of four dwellings were the first to be constructed along this section of Parraween Street and are comparable to the two cottages located at Nos. 22 and 24 Gerard Street, both of which are also Victorian Georgian Revival and indicative of the earliest phase of development of the Parraween Estate lands.

4.3.2. Pairs of semi-attached single storey cottages

The dominant building form located along Parraween Street is the semi-detached single storey cottage. These can be found at Nos. 58 to 80 Parraween Street and all were constructed by (assumed) Charles and Mary Blackman as speculative development. These pairs of houses are somewhat unusual in their form, presenting as a free-standing house on first inspection, being double fronted with a projecting wing, most with a gable front. However, they are instead a pair of houses, with one entered via the front elevation and the other entered via the side verandah.

Stylistically, these pairs of houses are in the Federation Edwardian/Arts & Crafts style, and there is evidence to suggest that they were all originally face brick, although the majority are now painted or rendered brickwork. Architectural details include round headed, timber framed single hung sash windows with brick sills and some with flat gauge brick arches, tessellated tile flooring to front verandahs, decorative timber posts with Art Nouveau style brackets, exposed timber rafter eaves. The most intact of these cottages is found at Nos.70 & 72 Parraween Street.

Nos. 78 & 80 Parraween Street are what could be considered a more typical example of a pair of semi-detached houses, contained under a spreading hipped roof, with front verandahs and separated by a gable front.

Similar patterns of development are found throughout the North Sydney LGA, with whole or portions of streets developed with pairs of single-storey, semi-detached cottages. As with Parraween Street, these buildings were constructed as speculative development for the working classes following the late release of the Cooperville Estate lands and generally date from the early 20th century. These pairs of houses exhibit Arts and Crafts, Edwardian and Italianate architectural features.

Comparative Example	Images
12 & 14 Aubin Street, Neutral Bay (Item Nos. I0544, I0545) A pair of semi-detached single storey bungalows that form part of a larger group of bungalows, all with projecting gable ends and exhibit some ornamental variation across the group. Nos. 12 and 14 are painted brick on a sandstone base with a hipped, gabled slate roof with terracotta ridge capping. Verandah to front with gable to street with fibro and battens. Verandah supported on timber columns on painted brick piers with decorated valance brackets The group of buildings were built in 1910 by the builder W. J. Henderson and they collectively represent good quality Federation period residential development in the North Sydney area, and are aesthetically significant as a group for their varied Federation detailing, which differs on each dwelling. They form a harmonious whole due to the common period of construction, use of brick and Federation period detailing, slate roofs.	 Figure 4. 39: Nos. 12 & 14 Aubin Street, Neutral Bay (Source: NSW state heritage inventory)

Comparative Example	Images
7-9 Byrnes Avenue, Neutral Bay (Item Nos. I0588 and I0590) Pair of single storey semi-detached houses in painted face brick with a gabled roof, clad in corrugated iron with a bull-nosed verandah. Bay to front with decorated timber gable valance and finial. Multi paned casement window with segmental arch head. These buildings are designed in the Victorian Free Classical style.	 Figure 4. 40: No 9 Byrnes Avenue, Neutral Bay (Source: NSW state heritage inventory)
17-19 Spruson Street, Neutral Bay (Item Nos. I0708 & I0709) A pair of single storey, semi-detached houses of rendered brick with corrugated iron clad gabled roofs. Projecting bays at extremities have a central three facet bay windows and plainly decorated bargeboards with finial to the gabled apex verandahs are carried on timber posts. A good example of the Victorian Italianate style and part of a fine group of modest late-nineteenth century terrace houses. Representative of a form of housing characteristic of the immediate vicinity but unusual in Neutral Bay generally due to the settlement patterns in the area. An identical pair are located at Nos. 21-23 Spruson Street, Neutral Bay (Item Nos. I0710 and I0711).	 Figure 4. 41: No 17 Spruson Street, Neutral Bay (Source: NSW state heritage inventory)
18-20, 22-24, 26-28, 30-32, 34-36 Ben Boyd Road, Neutral Bay (Item Nos. I0558, I0559, I0560, I0561, I0562, I0563, I0564, I0565, I0566, I0567) Five pairs of single storey brick houses on sandstone base course, set in mirror image under a common hipped roof of slate. Either central gable over party wall or projecting gable ends to frontage of rough cast render with timber boarding, timber verandah posts with Art Nouveau timber brackets with multi-pane, coloured glass, casement windows and tessellated tiles to front verandah. Each pair exhibits slight variations in detailing and form.	 Figure 4. 42: No 18 Ben Boyd Road, Neutral Bay (Source: NSW state heritage inventory)  Figure 4. 43: View of the group of pairs of semi-detached cottages along Ben Boyd Road. (Source: Google Streetview)

Comparative Example	Images
21-23 Whaling Road & 25-27 Whaling Road, North Sydney (Item Nos. I1016, I1017, I1018 and I1019) Two pairs of single storey brick semi-detached houses designed in the Arts & Crafts style with hipped terracotta tiled roofs with front gablet of rough cast render and timber boarding. The buildings are symmetrical about the centre and double fronted, having the entrance porch recessed beneath the eaves and a circular window adjacent to the offset front door. The main window in the adjacent bay has three rectangular casement frames, each with two square coloured panes in its uppermost quarter and a square fixed pane above. A similar pair of single storey semi-detached houses are also located at Nos. 29-31 Whaling Road, North Sydney (Item Nos. I1020 and I1021).	 Figure 4. 44: Nos. 21 & 23 Whaling Road, North Sydney (Source: NSW state heritage inventory)  Figure 4. 45: Nos. 25 & 27 Whaling Road, North Sydney (Source: NSW state heritage inventory)

Conclusion

As demonstrated above, pairs of semi-attached, single-storey Federation cottages are a characteristic feature of the built form and history of the North Sydney LGA. Notably, those areas of North Sydney that were subdivided towards the end of the 19th century and early 20th century contain numerous examples of this building type and are representative of speculative development for the working classes that by this stage were more readily able to travel from North Sydney into the City of Sydney for employment. As with the Parraween Street examples, groups of buildings of similar form, style and detailing, all constructed by a single owner/developer are found throughout the LGA. This continuity across a streetscape is a feature of speculative development.

When compared to other, listed groups of pairs of semi-attached, single-storey Federation cottages, the Parraween Street examples are, in the main, of less integrity. The majority of the cottages have undergone various changes including loss of timber joinery, replacement of windows with aluminium framed windows, painting over of face brick, and enclosing of front verandahs. In some instances, only one side of the pair has been substantially altered to its frontage, however this unfortunately degrades the integrity and intactness of the pair as a whole. Coupled with the insertion of carparking into the front garden areas, the Parraween Street cottages can no longer be considered to be a group of consistent pairs of cottages of high integrity.

There are however two examples that retain higher levels of integrity and remain substantially intact to their forms and detailing, despite carparking in the front of the cottages. These are Nos. 70 & 72 Parraween Street and Nos. 78 & 80 Parraween Street. These two pairs of cottages are good representative examples of the work of Charles Blackman, one the main developers of Parraween Street and are of interest in terms of their forms and detailing.

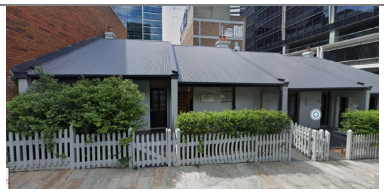
4.3.3. Rows of attached single storey workers cottages

Located at the western end of Parraween Street near the intersection with Paling Street is a single row of what can be considered to be typical workers cottages. Nos. 52 to 56 Parraween street are a group of three Victorian, semi-detached, single storey cottages of rendered masonry with hipped roofs, front verandahs and very simple detailing with Georgian Revival and Italianate influences.

Immediately to the west of the cottage row is a single storey, free-standing, rendered masonry cottage with hipped roof, front verandah of simple detailing with Georgian Revival influences. This cottage, No. 50 Parraween Street, was built by the developer of the adjacent row of cottages as his own residence, John Connor, bricklayer, and forms part of an historic group of houses that were the first residential buildings to be constructed along this portion of Parraween Street in 1887-89.

Nos. 52 to 56 Parraween Street can be most usefully compared to other rows of attached single storey worker cottages within the North Sydney Council local government area, that contain single storey cottages dating from the 19th century, either listed as local heritage items or that are located within heritage conservation areas (refer to Table 4.2).

Table 4. 4: Parraween Street workers cottages comparative analysis

Comparative Example	Images
Nos. 1 to 7 Oak Street, North Sydney (Local Heritage items Nos. I0940, I0942, I0944 and I0946 and Edward Street Conservation Area CA17) Terrace of four houses built in the Victorian Georgian style. Each house is identical in its original form, with each pair symmetrically arranged and gable roofs of corrugated iron are continuous over each of the two buildings. Skillion verandah roof is hipped on each end and continuous for each group.	 Figure 4. 46: Nos. 1-7 Oak Street, North Sydney. Source: Google Streetview
Nos. 25 to 29 Edward Street, North Sydney (not listed, located in Edward Street Conservation Area CA17) A row of four single storey attached workers cottages with gabled roofs. Similar in form and detailing to the Oak Street group of cottages.	 Figure 4. 47: Nos. 25 to 29 Edward Street, North Sydney. Source: Google Streetview
Nos. 1 to 7 Napier Street, North Sydney (Local heritage items Nos. I0923, I0924, I0925 & I0927) A terrace of four houses each identical and arranged in symmetrical pairs with each house stepped down the hillside. Roofs are gabled and of corrugated iron. They are very simply detailed in the Victorian Georgian style.	 Figure 4. 48: Nos. 1 to 7 Napier Street, North Sydney. Source: Google Streetview

Comparative Example	Images
Nos. 32, 34, 36A & 38 Lord Street, North Sydney (Local heritage items Nos. I0860, I0861, I0862 & I0863 and Union, Bank & Thomas Streets Conservation Area CA15) One of four identical houses designed in the Victorian Georgian style, each single storey of rendered brick with a corrugated-iron gable roof and curved verandah roof carried on timber posts with cast-iron lace quadrant brackets. Each house is symmetrical around a central front door.	 Figure 4. 49: Nos. 32 to 38 Lord Street, North Sydney. Source: Google Streetview
Nos. 2 to 10 Chuter Street, McMahons Point (Local heritage items Nos. I0454, I0455, I0456, I0457 and I0459 and Union, Bank & Thomas Streets Conservation Area CA15) A terrace of five sandstone dwellings designed in the Victorian Georgian style, single storey to the street and two storey to the rear, with symmetrical facades featuring central door with fanlight and two twelve-paned windows each. The roof is of slate with terracotta ridge capping while the verandah roofs are of corrugated iron and are supported by timber posts. There are picket fences to the street.	 Figure 4. 50: Nos. 2-10 Chuter Street, McMahons Point. Source: Google Streetview

Conclusion

Other examples of rows of workers cottages located in the North Sydney LGA (as per the above) generally date from the early to mid-Victorian period (1840s to 1870s) and are located within those areas that formed the earliest phases of development on the north shore such as North Sydney and McMahons Point. Associated with the early industries associated with seafaring that once dominated the foreshores of Berry Bay and Lavender Bay, these modest workers cottages are a reminder of the historical past of the North Sydney LGA.

Constructed in c.1889, the row of Parraween Street workers cottages is unusual as they date from the end of the Victorian period, in an area of the LGA that was also late to be developed, the Cooperville Estate lands, which were not released until 1883. Just as the earlier examples were developed to house workers who took advantage of nearby employment opportunities, the Parraween Street workers cottages likewise housed tenants employed in the local area in trades associated with the development of the area that occurred over the following decades.

As a group of workers cottage together with the immediately adjacent late Victorian free-standing cottage as the residence of the builder of the row of cottages, the Parraween Street workers cottages are the remnant of the earliest phase of development within the Parraween Estate and present as a cohesive group of historical residences that are considered rare within the Cooperville Estate lands. The inclusion of the builder's own house as part of the group appears to be a rare feature of the Parraween Street workers cottages, as no other row of cottages listed as local heritage items within the North Sydney LGA are identified as having an adjacent house with a similar associated history.

4.4. Hayden Orpheum Picture Palace

The Hayden Orpheum Picture Palace (the Cinema) was constructed in 1935 as a cinema, with ballroom and a row of shop along the street frontage, all within one complex, to the designs of architect George Newton Kenworthy. The Cinema was one of numerous cinema buildings constructed in the Inter-war period throughout the suburbs of Sydney and regional townships of NSW and formed part of an international trend in the popularisation of 'cinema going' as a cultural institution.[2]

G. N. Kenworthy was one of a small number of prominent architects designing cinemas in this period. Kenworthy was prolific in his output and he designed several cinemas throughout the Sydney suburbs and regional NSW, both as a sole practitioner and as part of the architectural firm Kenworthy and White, with fellow architect Norman Eli White. Despite Kenworthy's substantial output, only a relatively small number of his cinemas survive and even fewer still remain in operation as cinemas.

As previously discussed, the Hayden Orpheum Picture Palace, underwent conversion works in 1984 to form a shopping arcade which resulted in substantial physical changes and loss of original fabric. Subsequently, in the late 1980s, the building was partially reconstructed and interpreted to its original appearance and extended as a multi-screen cinema in the late 1990s/early 2000s. As a result, the majority of the interiors of the Cinema have been removed and/or adapted, although the overall form, much of the exterior facades and portions of the original foyer and lounge and internal detailing of the original auditorium survive. Regardless of the extent of change, the Hayden Orpheum Picture Palace still presents very much as a "genuine" Art Deco style cinema, that is highly prized by the local community.

Given the above, the Hayden Orpheum Picture Palace can be most usefully compared to other cinemas/theatres designed by architect G.N. Kenworthy and other surviving cinemas constructed in the 1930s in the Art Deco Style.

4.4.1. Extant Theatres designed by G. N. Kenworthy

Kenworthy was one of a number of prominent theatre architects in the 1920s and 1930s in NSW. Other architects at the time included C. Bruce Dellit, Guy Crick, Bruce Furse, and Charles Bohringe, Kaberry & Chard. Prior to the establishment of his own architectural practice in 1934, Kenworthy had been involved in the design of a number of theatres as managing partner of the architectural firm of Henry Eli White between 1923 and 1929. Together, Kenworthy and White designed numerous theatres and cinemas throughout NSW during the 1920s.

Kenworthy was considered to be well-versed in 'modern' cinema design[3] and reportedly renowned for his Art Deco designs.[4] In addition to the many theatre he designed, he was often also engaged to undertake remodelling of existing cinemas, modernising their interior and exteriors with elements of Art Deco. This was not an uncommon practice through the 20th century, and many cinemas were remodelled in order to respond to changing technology, fashions and audience expectations.

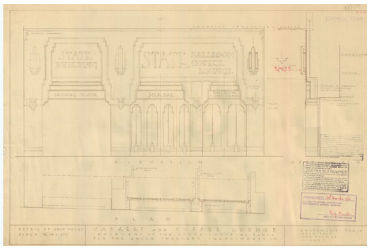
As a cinema originally designed by Kenworthy, the Hayden Orpheum Picture Palace can be compared to other cinemas designed or remodelled by Kenworthy. The following table includes only those cinemas that are still extant. Many cinemas either designed or remodelled by Kenworthy have since been demolished, including:

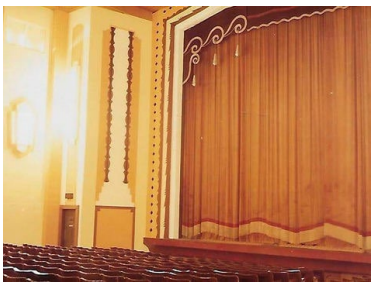
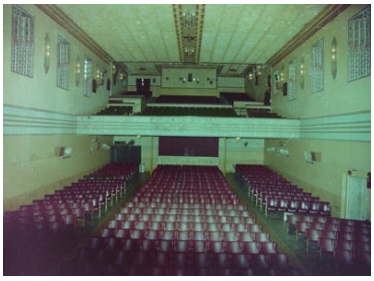
[2] Thorne, R., undated; *The Heritage Significance of the Cinema-going Experience in New South Wales*.
[3] "Modern Theatre" *SMH,* 4 Oct 1933, p7
[4] Ian Hanson, *Cinemarecord* "Manly at The Movies", Issue 30, 4th Quarter, pp28-29

- The Rialto Theatre, Manly
- The Strand Theatre, Singleton
- The Savoy Theatre, Hurstville
- The Wintergarden, Rose Bay
- Paramount Theatre, Camden,
- The North Sydney Orpheum Theatre, North Sydney
- Belmont Theatre, Belmont

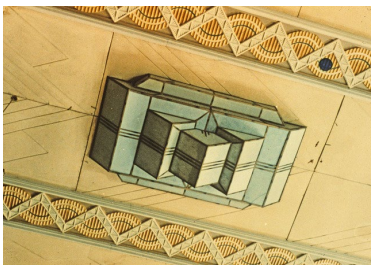
For the purposes of this comparative analysis only those theatres designed or added to by G.N. Kenworthy as part of his solo practice have been included.

Table 4. 5: Art Deco style cinemas and theatres by G.N. Kenworthy, architect

Comparative Example	Image
The State Theatre, Sydney State Heritage Register (SHR No. 00446) The State Theatre and the tower building above it were designed by architect Henry Eli White in collaboration with the renowned American theatre designer John Eberson. In 1929. It was one of the largest cinemas in Sydney, able to accommodate almost 3000 patrons. The State Shopping Block, built above the State Theatre, was opened a year later, in 1930. This 11-storey tower building, built in the Gothic-revival style, was originally intended as a shopping arcade accessed by lifts to the west of the main entrance, but was later converted to offices. The State Ballroom, Coffee Lounge and Milk Bar, designed by Kenworthy were opened some years later in 1934. Collectively, the State Theatre formed a cohesive 'entertainment precinct' offering a range of commercial uses ancillary to the main theatre. Alterations were undertaken to the Market Street shopfronts in 1937 and involved remodelling in an Art Deco style. Later alterations to the Coffee Lounge removed much of its original detailing, however the subsequent interior fitout from the mid-1990s is a good example of Art Deco revival.	 Figure 4. 51: Undated (1940s?) photograph showing the facades of the coffee lounge and ballroom and the State building, designed by Kenworthy in 1934. Source: www.statetheatre.com.au  Figure 4. 52: Original plans for the entries to the State building and adjacent ballroom and coffee lounge prepared by G.N. Kenworthy. Source: City of Sydney Archives
Regent Theatre, Mudgee State Heritage Register (SHR No. 02035) The building is an Art Deco Modern country cinema, opened in 1935. It was designed by Kenworthy to accommodate both 'talking pictures' and stage plays and included a stage with fly tower and accommodated dressing rooms and facilities for performers. The front façade comprises a stepped parapet with vertical fins and a stepped awning over the entry, which retains its original entry doors. Internally, much of the original fabric and deco elements remain. The auditorium is particularly intact and features decorative elements in a simplified, geometric Art Deco style, including the stepped ceiling, engaged pilasters, proscenium arch and the cartouche motif used on the walls and	 Figure 4. 53: Front façade of the Regent Theatre, Mudgee. Source: www.revivethe regent.org.au

Comparative Example	Image
dress circle balcony. The ticket booth, the wall murals, the candy counter, furniture items including the lounge chair and floor ash tray and wall decorations including lighting, mirrors and decorative panels, as well as movable fabric including cinema sign lettering also remain. The theatre closed in 2009.	 Figure 4. 54: Detail of the proscenium at the Regent Theatre, Mudgee. Source: www.revivethe regent.org.au
The Ritz, Port Macquarie Local heritage item (Item No. I053) The building is a three-storey theatre with art deco features, comprising an asymmetrical design and stepped parapet. The 850-seat Theatre was designed by Kenworthy and opened in 1936 and was still operating in 1969. At the time of its opening, it was described as "palatial" and 20 years ahead of its time in regard to its design and technology.[5] The building has since been sub-divided, with the former stalls converted to retail space. The dress circle has been retained and continues to operate as a cinema, re-named the Majestic Cinema. The Art Deco character of the exterior remains, albeit altered. Internally, the building has been significantly altered, however some original detailing may remain.	 Figure 4. 55: Undated photograph of the exterior of The Ritz, Port Macquarie. Source: cinema treasures.org/theatres  Figure 4. 56: Undated photograph of the auditorium of The Ritz, Port Macquarie as originally constructed. Source: Port Macquarie Museum.
Savoy Theatre, Enfield (not heritage listed) The building was the third theatre located in the Enfield area, opening in 1927 as the Enfield Cinema and designed by prominent theatre architects Kaberry and Chard. In 1938, the theatre was substantially remodelled externally and internally in the Art Deco style by Kenworthy and subsequently renamed the Savoy. The specific nature of the alterations undertaken by Kenworthy, particularly to the exterior, is unknown.	 Figure 4. 57: Exterior of the Enfield Savoy from Liverpool Road. Source: Strathfield Heritage

[5] "The Palatial Ritz," *The Port Macquarie news and Hastings River Advocate,* December 25, 1937: 4; "Opportunities," *Construction and Real Estate Journal*, July 7, 1937: 16

Comparative Example	Image
The theatre closed in 1960 and has since been in use as a retail premises. The interiors are reported as being substantially altered however the façade is largely intact, albeit in a poor condition.	 Figure 4. 58: Detail of a light fitting formerly located within the Enfield Savoy. Source: cinema treasures.org/theatres
2UW Radio Theatre, former Globe Theatre, Sydney In c.1940, Kenworthy altered the former cinema within the Globe Theatre building (constructed in 1913 to designs by Clarence Backhouse and functioning as a cinema until 1924) for use as a radio theatre, used for recording live radio shows. Described as 'one of the best in Australia, and better than many in America,' it was built in the 'Streamline Moderne' style, adapting the cinema's centrepiece dome into an architectural feature of the space. Boasting seating for 400 and a fully equipped and air-conditioned lyric theatre, attended by an estimated 125,000 people per year in its heyday. The Globe Theatre building, including the radio theatre, is slated for demolition and redevelopment as of 2020.	 Figure 4. 59: 1940s photograph of the 2UW Radio Theatre by Kenworthy. Source: NSW State Library

Conclusion

Based on the above comparative analysis of the cinemas designed by Kenworthy, very few survive. Only one other suburban cinema designed by Kenworthy, the Enfield Savoy, survives which, unlike the Hayden Orpheum, was an existing theatre designed by Kaberry and Chard and later remodelled by Kenworthy. It has since been largely altered, is in poor condition and is no longer used as a cinema.

Similarly, the State Theatre, a city theatre and representative of a much more elaborate tradition of palatial-style city picture theatres, Kenworthy's work was limited to the attached shops and entry to the office building, as well as the ballroom (since removed), which were added to the already completed State Theatre, designed by Henry Eli White (although Kenworthy may have had some involvement during his time working in partnership with White).

Other suburban theatres designed or remodelled by Kenworthy were large, modern and elaborately decorated buildings internally and generally featured a similar Art Deco language of low relief decorative wall panels, linear geometric lighting, decorative ceiling moulding and a stepped, horizontal front façade. Kenworthy's use of Art Deco detailing in cinemas typically comprised linear, stepped, and cubist forms that emphasised horizontality and verticality – sometimes termed "Zigzag Moderne". The Hayden Orpheum encompasses many of these characteristics.

The most intact example of Kenworthy's work is the Regent Theatre, Mudgee. The Regent, as a regional theatre is of a more modest scale and far simpler internal detailing than the Hayden Orpheum and is not representative of the trend of 'suburban' theatres in the 1920s and 1930s.

As such, it can be said that the Hayden Orpheum Picture Palace is a rare surviving example of the work of Kenworthy, which, while altered, retains enough original fabric to demonstrate a typical suburban cinema designed by Kenworthy. The original plans for the place help to interpret the changes that have occurred over time.

4.4.2. Picture Palaces listed on the NSW State Heritage Register dated from the 1930s

Historians Thorne, Tod, and Cork categorise the development of cinema venues in NSW into five overlapping stages:

1. Repurposed local halls and town halls;
2. Open air structures;
3. Shed-like purpose-built structures,
4. More substantial structures decorated to emulate live theatres and opera houses of Europe, generally built in cities;
5. Modernisation through conversion, rebuilding and construction of new purpose-built cinemas throughout suburbs and regional centres.[6]

The Hayden Orpheum Picture Palace was constructed in the 'fifth stage' of this development history, where larger, modern buildings were purpose-built to accommodate advances in audio and visual technology and the increasing popularity of the cinema. These differed from the earlier cinema buildings, which were not purpose-built or designed specifically with the experience or technological requirements of cinema as their primary concern. These 'fifth-stage' cinemas were purpose-built for use as a cinema, but often also provided facilities for live performances (i.e. stages, fly-towers, dressing rooms) as per the earlier cinema buildings.

Unlike the earlier building types, the Hayden Orpheum Picture Palace was designed as a wholistic 'entertainment complex', incorporating shops, a ballroom, a cinema, and theatre into the one building. This was not an uncommon practice, and the integration of shopfronts into purpose-built cinemas is evident in other cinemas at this time.

A number of cinemas were constructed prior to the 1930s which are included on the NSW State Heritage Register (SHR). These tended to be of a grander scale, more in keeping with the live theatres and opera houses of Europe; and these have not been considered in the below comparative analysis as they are notably different from the Hayden Orpheum.

Fewer cinemas were constructed in the Inter-war period and very few cinemas constructed after 1930s are included on the State Heritage Register. The SHR encompasses both 'suburban' and 'regional' cinemas constructed at this time, which tended to be more modest in scale and detail, but no less aesthetically complete than their city counterparts.

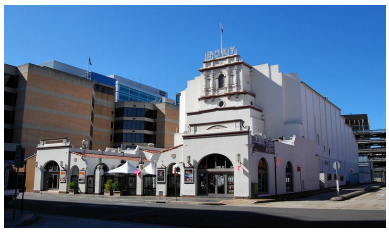
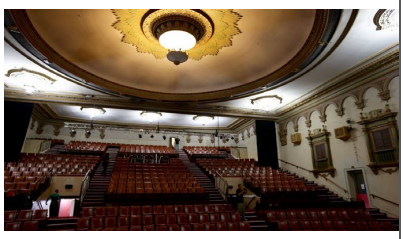
As a purpose-built cinema constructed in 1935, it is useful to compare the Hayden Orpheum Picture Palace to other cinemas constructed during the 1930s in NSW, considering in particular their use, architectural style and integrity. Given that the brief for this report is to establish whether the place warrants listing on the NSW State Heritage Register, the comparative analysis below (see Table 4.4) takes into account only those cinemas already included on the State Heritage Register.

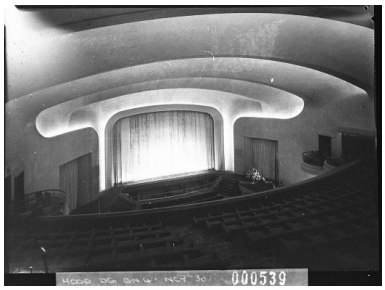
[6] Ross Thorne, Les Tod, Kevin Cork, *Cultural Heritage of Movie Theatres in New South Wales 1896-1996.* (Australian Heritage Commission, 1997)

Table 4. 6: Comparative analysis of 1930s cinemas on the NSW State Heritage Register

Comparative Example	Image
Amusu Theatre, Manildra State Heritage item (SHR No. 01308) The Amusu Theatre is a small purpose-built country cinema, designed by Allan Tom and constructed in 1936. Allan Tom is noted as a pioneer of the Australian film industry, operating a travelling picture show from the 1920s and establishing theatres in Manildra, Cudal, Millthrope, Tullamore and Peak Hill. The building comprises a simple stepped façade with a shed-like structure behind, featuring a gable end roof and coffered mansard ceiling and raked timber floor. Much of the original fabric, including seating, flooring, lighting, decorative elements, projectors and ephemera remain. Although constructed in the mid-1930s, it is an example of the type of cinema more typically associated with an earlier era (i.e. shed-like purpose-built structures) and being located in a small regional town, is very simple in detailing and construction. The place has continuously operated as a cinema since its construction.	 Figure 4. 60: Early photograph of the Amusu Theatre, Manildra. Source: manildramemories.cwl.nsw.gov.au  Figure 4. 61: The Amusu Theatre, Manildra. Source: www.amusutheatre.com
Regent Theatre, Mudgee State Heritage item (SHR No. 02035) The building is an Art Deco Modern country cinema, opened in 1935. It was designed by George N. Kenworthy (the same architect responsible for the Cremorne Orpheum Theatre) to accommodate both 'talking pictures' and stage plays and included a stage with fly tower and accommodated dressing rooms and facilities for performers. The front façade comprises a stepped parapet with vertical fins and a stepped awning over the entry, which retains its original entry doors. Internally, much of the original fabric and deco elements remain. The auditorium is particularly intact and features decorative elements in a simplified, geometric Art Deco style, including the stepped ceiling, engaged pilasters, proscenium arch and the cartouche motif used on the walls and dress circle balcony. The ticket booth, the wall murals, the candy counter, furniture items including the lounge chair and floor ash tray and wall decorations including lighting, mirrors and decorative panels, as well as movable fabric including cinema sign lettering also remain. The theatre closed in 2009 and the place was listed on the NSW State Heritage Register in 2019 due to the efforts of the local community.	 Figure 4. 62: The Regent Theatre, Mudgee. Source: www.revivetheregent.org.au  Figure 4. 63: The auditorium of the Regent Theatre, Mudgee. Source: www.mudgeeguardian.com.au

Comparative Example	Image
Ritz Theatre, Randwick State Heritage item (SHR No. 00348) The Ritz Theatre is a suburban picture theatre designed by Aaron M. Bolot and constructed in 1937. It is a two-storey brick theatre with Art Deco detailing, including a linear, geometric rendered façade and stepped parapet. The verticality of the front façade is emphasised by the stepping of the pressed metal street awning of the entry doors. The inventory sheet for the Ritz notes that it is "comparable in architectural importance to the Orpheum in Cremorne." Internally, much of the art deco detailing and curved internal walls remain, including plaster decoration, lighting, ventilation panels, and projection room. The main auditorium, including dress circle also remains intact. Externally, the overall form of the place remains, however some alterations to the external façade have occurred, including the construction of a balcony and awning over the existing entry way awning. The cinema was converted into a multiplex in the late 1990s and early 2000s and extended to incorporate neighbouring buildings to either side. Today, the building includes a total of eight cinemas and a bar. Further alterations, including the addition of new cinemas are underway as of 2022.	 Figure 4. 64: Present-day front façade of the Randwick Ritz. Source: concreteplayground.com  Figure 4. 65: Interior of the Ritz, likely soon after opening. Source: www.ritzcinemas.com.au/history
Roxy Community Theatre, Leeton State Heritage item (SHR No. 01747 The Roxy Theatre, Leeton is an Inter-war country cinema, designed by prolific theatre architects Kaberry and Chard and constructed in 1929-30. It features a free Classical design divided into three bays by rectangular pilasters, framed by architraves and with a central stepped parapet over the entry doors. At night, the front façade of the building is illuminated with coloured neon lighting. Internally, the cinema comprises an entry foyer, leading into a large auditorium space with an upper level dress circle and box seating. A stage and service rooms at the rear of the building provide accommodation for live performances as well as cinema. Two commercial spaces are located at the ground floor either side of the main entry vestibule, originally a milk bar and pharmacy. Much of the original fabric of the place remains, including the simple free classical decorative elements, proscenium, ticket booth, terrazzo flooring and lighting. When under threat in the 1970s, the local community formed the "Save the Roxy Committee" was formed and was instrumental in the push for the theatre to be purchased by Leeton Shire Council. The Theatre continues to be used as a community space and live performance venue, and occasionally screens movies and is currently undergoing works to substantially upgrade facilities.	 Figure 4. 66: The Roxy, Leeton in 2019. Source: LSJ Architects  Figure 4. 67: Interior of the main auditorium, 2019. Source: LSJ Architects

Comparative Example	Image
Roxy Theatre, Parramatta State Heritage item (SHR No. 00711) The Roxy Theatre, Parramatta is an inter-war Spanish Mission cinema, designed by Moore and Dyer and opened in 1930. It features an arcaded forecourt, foyer and auditorium with Spanish motifs and is flanked on either side by loggias containing shops. Internally the original large auditorium has been subdivided and altered, including removal of the original proscenium and splay walls and cutting off the dress circle from downstairs to form a separate cinema. Ceiling and walls of the upper part of the auditorium were retained while the remainder of the stalls was converted to two smaller cinemas. The building is presently unused and is subject to consideration for redevelopment.	 Figure 4. 68: Exterior of the Roxy, Parramatta. Source: Flickr, 2011  Figure 4. 69: Interior of the main auditorium, now subdivided. Source: Parramatta Advertiser
Roxy Theatre and Peters Greek Café Complex, Bingara State Heritage item (SHR No. 01990) The Roxy Theatre and Peters Greek Café Complex, Bingara is an Inter-war cinema with combined café, designed by Mark Woodforde and constructed in 1936. The street façade comprises a rendered, stepped façade with a stepped awning over the central entry. Three shops and a café are located to either side of the cinema entrance and feature large chrome framed shop fronts. Internally, the auditorium comprises a raked floor, with a stage and elaborate wall panelling featuring art deco motifs. The theatre was restored in 2000 and included the reinstatement of the original booths and signage. The original fixtures and fittings, including the ornate stucco plaster, paintwork and coloured lights remain. The place is presently used as a community space and live music venue.	 Figure 4. 70: Exterior of the Roxy Theatre, Bingara. Source: www.bingara.com. au  Figure 4. 71: The main auditorium. Source: www.bingara.com.au

Comparative Example	Images
Scone Civic Theatre, Scone State Heritage item (SHR No. 01660) The Scone Civic Theatre is an Inter-war Functionalist regional cinema designed by prominent theatre architects Crick and Furse and constructed in 1938. The cinema features an asymmetrical stepped parapet, on which the cinema's name - Civic - was promoted vertically in stylised lettering. The theatre was restored and remodelled in the late 1980s, having fallen into considerable disrepair. The interiors of the foyer, lounge and cinema auditorium were apparently mostly intact, featuring streamlined geometric patterns and art deco motifs throughout. The main auditorium includes a dress circle, in which some original seating remained. All original wall decorations, some lighting, and projection equipment has also been retained. The theatre again closed in 2016 and is currently undergoing alterations and restoration with the intent to reopen the building as a multifunction venue.	 Figure 4. 72: Exterior of the Scone Civic Theatre in 1988, following its restoration/remodelling. Source: sconecivictheatre.jimdofree.com
The Metro Theatre (Minerva Theatre), Potts Point State Heritage item (SHR No. 02049) The Metro Theatre is an Inter-war Functionalist style theatre with Streamline Moderne features, constructed in 1938-39 and designed by architect C. Bruce Dellit and later architects Crick and Furse. The theatre formed part of the "Minerva Complex", including a café and nightclub and a mixed residential/commercial building. The theatre was initially built and used as a live performance venue only, until it was sold in 1950 to MGM, who renovated and refurbished the place as a cinema. The place was converted into retail shops and commercial food venues in 1980, including the removal of the raked stalls floor, original stage, and a construction of a new concrete slab at foyer level, amongst other works. Much of the interior of the place has been altered in the past, however, the main exterior form, entry foyer and gallery, auditorium space, ceiling and proscenium remain in an intact enough stage to convey the significance of the place. The place was in use as the main offices for film director George Miller for three decades and is presently unused. Redevelopment of the building has recently been proposed to convert the place for use as a hotel, food and drink venue and performance space. A community group, the Metro Minerva Theatre Action Group, has formed to object against the current proposal.	 Figure 4. 73: Exterior view of the theatre complex. Source: www.urban.com.au  Figure 4. 74: View of the main auditorium. Source: State Library NSW FL378480.

Comparative Example	Images
The Saraton Theatre, Grafton State Heritage item (SHR No. 01401) The building that comprises the Saraton Theatre and four shops was constructed in 1926 to designs by F.J. Board in the Edwardian style and substantially upgraded and refurbished in 1940 to designs by George Rae in the Art Deco style. Externally the building remains intact to its 1926 configuration, with its 1940s alterations and internally, the building remains substantially to its 1940s refurbishment. The building retains its original lobby, foyer and auditorium, although the candy bar has been altered. The Saraton Theatre building is highly significant because of its integrity and rarity as an example of a picture theatre built in a small country city during the heyday of the development of, and high audience attendance for cinema (i.e. the first half of the 20th century). It has been owned by the Notaras family for the 73 years of its existence. The building remains an excellent example of a better class of the late 1930s large theatre, built in a small country city or well-populated suburb of Sydney (in which city they are now almost all demolished).	 Figure 4. 75: The Saraton Theatre. Source: NSW Heritage  Figure 4. 76: Lobby of the theatre with original detailing. Source: NSW Heritage

Conclusion

Only a very small number of regional or suburban surviving Art Deco style and Inter-war era cinemas are listed on the NSW State Heritage Register.

Like other regional and suburban theatres at the time, the Hayden Orpheum Picture Palace was designed as an entertainment complex, encompassing a cinema that also supported other modes of entertainment (live theatre) with retail premises. Suburban cinemas or cinemas located in regional centres typically included only modest provisions with only a one or two retail outlets (normally a milk bar) included within the frontage of the building. In comparison, city cinemas and theatres provided a greater number of facilities and were more elaborate, including ballrooms, bars or cafes, and restaurants, as well as retail outlets.

The Hayden Orpheum is unusual in that it originally had a total of six shops along its street frontage, all incorporated into the architectural design of the place, as well as a refreshment area, and a ballroom. In this respect it is comparable to the Roxy Theatre, Parramatta which also included a number of shops and The Saraton Theatre, Grafton, it was constructed as a theatre with four shopfronts. All three examples be considered to be examples of higher status, large cinemas that sought to elevate the standing of their local areas by providing a cinema/entertainment complex on par with their city counterparts. While the ballroom is no longer extant and only two of the shops at the Hayden Orpheum Picture Palace remain, unlike the Roxy at Parramatta, the use of the place as a cinema with ancillary commercial uses still survives. The Saraton Theatre also continues in its original use and has been expanded with two additional screens in adjacent buildings.

As originally constructed the Metro Theatre (Minerva Theatre), Potts Point, was also of a comparable configuration, forming part of a larger entertainment complex including nightclub, café and commercial/residential development. However, the Metro Theatre has not operated as a

cinema/entertainment venue for a long time (and was not originally constructed as a cinema) and the adjacent buildings that once formed part of the complex (Nos. 30-34 Orwell Street and No. 111 Macleay Street), are not included in the State Heritage Register listing for the theatre (although the buildings still survive).

As previously discussed, altering the internal configuration of early cinema buildings is a common practice, in order to accommodate changes in technology, upgrade facilities, to maintain an audience and to remain financially viable; and cinemas typically undergo a range of changes (substantial and minor) throughout their lives. The conversion of the original single or twin screen cinema building into a multiplex, a practice that commenced in the 1980s in Australia, has occurred at the Hayden Orpheum, the Randwick Ritz, the Roxy Theatre, Parramatta (though currently not in use), The Saraton Theatre, Grafton and more recently the Roxy Theatre, Leeton.

This need for a cinema to change and expand facilities to remain viable means that none of the still functioning suburban cinemas included on the SHR remain intact to their original configuration and authenticity in architectural detailing (particularly to the interiors) is relatively rare. Only those located in regional areas (aside from the Roxy Theatre, Leeton) can be considered to be relatively intact, or have been extensively restored and reconstructed internally, and have avoided internal subdivision to provide additional screens. It is assumed this is due to the smaller population within and around country towns in NSW.

The Hayden Orpheum Picture Palace is also one of only a small number of cinema buildings constructed in the Art Deco style to be included on the State Heritage Register. Those cinemas and theatres constructed in the Inter-war period were primarily Art Deco or Moderne in style, being the fashion of the era. The design of theatres in this period relied on the designs of their facades and overall forms incorporating colour, decorative and symbolic elements, modern forms combining horizontal and vertical features and neon lighting to highlight their presence in the streetscape. Internally, the detailing could range from being quite detailed and ornate to fairly simple, Moderne geometric designs. The Hayden Orpheum is a typical example of an Art Deco style cinema building, although on a larger scale than most other suburban cinemas, having to accommodate a ballroom and row of shop fronts.

Internally, the Hayden Orpheum has been completely remodelled to salvage what remained after its conversion into a shopping arcade and to provide additional screens, and the majority of the interiors are the product of the restoration and remodelling works undertaken in the 1980s; although original details do survive within what was the main auditorium. While enthusiastic and comprehensive in its application, as a whole the Hayden Orpheum Picture Palace could not be said to be a good example of an Art Deco cinema of high integrity, in comparison to other, more intact examples (although these are few and far between).

Regardless, the works undertaken to the place are worthy of note in and of themselves, having been done in a way that embraces the spirit of Art Deco style and seeks to emulate the cinema experience during the "Golden Age of Hollywood" era in the 1930s. The originality, attention to detail and good quality execution of the Art Deco cinema experience implemented at the Hayden Orpheum in the 1990s and 2000s has successfully produced a lavish 'entertainment complex' designed specifically for use as a cinema, all thanks to the attention and care given to the reconstruction, interpretation and adaptation works undertaken by Mike Walsh and John Love. As noted by Walsh himself: "It's a showman's paradise. It's a big, glitzy old place."[7]

[7] "The Hayden Orpheum celebrates its 80th birthday and history of glitz, ghosts and spoon-throwing", The Sydney Morning Herald, 25th November 2015

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5. Assessment of Significance

5.1. Introduction

The brief for this report requires the following assessments be undertaken:

1. Whether a heritage conservation area should be implemented covering Parraween Street and its surrounds and included in Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
2. Whether any of the individual properties located within the study area warrant inclusion as local heritage items in Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
3. Whether the Hayden Orpheum Picture Palace warrants listing under the *Heritage Act* 1977 on the NSW State Heritage Register.

The following is an assessment of significance of Parraween Street (as a potential heritage conservation area), the individual Parraween Street properties, and the Hayden Orpheum Picture Palace to establish the above.

5.1.1. Australia ICOMOS *Burra Charter* 2013

The Australia ICOMOS *Burra Charter* (2013) defines cultural significance as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects.* Places may have a range of values for different individuals or groups. (*Burra Charter*, Article 1.2).

5.1.2. NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in *Assessing Heritage Significance* (2001) encompasses the five types of significance identified by the *Burra Charter*, expressed in a more detailed form by the following criteria:

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

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

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

Criterion (d) *An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.*

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

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

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

Heritage NSW recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria. Heritage NSW also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. (Refer to Section 4 Comparative Analysis).

5.1.3. Heritage Conservation Areas

Defining a Heritage Conservation Area

The NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (Heritage Office and Dept. of Urban Affairs and Planning, 1996) provides a definition of a heritage conservation area as follows:

There is widespread community recognition that a particular precinct, streetscape, suburb, landscape, town or group of buildings, can have particular heritage values which distinguish it from other places and from its surroundings. These values are rooted in the area's history, although it may also be worthy of protection because of its urban design and neighbourhood amenity qualities.

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.[1]

A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. Heritage areas include such elements as street and subdivision layout, pattern of development, landscape elements, buildings of various styles, forms, types and functional uses, historical or symbolic sites, streetscapes and skylines, urban spaces, landmarks, and internal and external views.

The least important characteristic 'is the "look" of the place'.[2] It is also noted that although some individual buildings or items within an area may have little or no heritage value in themselves, this does not diminish the value of the whole of the area. 'The area's history provides the principal key to its significance and indicates how it can be protected and conserved.'[3]

Applying the NSW Heritage Criteria to Conservation Areas

The publication *Assessing Heritage Significance* provides guidelines for the inclusion or exclusion of an item, place, or area under each of the NSW heritage assessment criteria (see Section 4.5.1 above). These guidelines are pointers to assist in making an assessment against this criterion but should not constrict the consideration.

Likewise, the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996) also provides a useful guide for the assessment of the cultural significance of a whole area. As with an individual building or item, the heritage significance of an area is

[1] Heritage Office & Dept. of Urban Affairs and Planning, 1996; *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, p. 3
[2] Ibid.
[3] Ibid. p. 4

embodied in the actual fabric or physical remains, its relationship with its setting, and the photographs, public records and associated documents which help tell its story.[4] The publication provides a method by which the NSW heritage assessment criteria can be applied to a whole area or precinct by providing inclusion guidelines for each criterion as follows:

Criterion (a): Historical Significance

- The ability to reveal the cultural, political or economic development of a precinct.

Criterion (b): Historical Associations

- Clear associations with the life or activities of a prominent individual, group or institution.
- An area may reflect historic events (even where there is little or no visible physical evidence of the events).
- Areas associated with important designers.

Criterion (c): Aesthetic Significance

- Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.

Criterion (d): Social Significance

- Areas that provide a focus of identity for groups or for the community as whole.

Criterion (e): Technical/Research Significance

- Potential to provide information vital for research, or for interpretation and education.

Criterion (f): Rarity

- A rare surviving example of something once widespread but now scarce.
- Unique or rare in construction, function and design.

Criterion (g): Representativeness

- Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.

The integrity of an area is also to be considered. The degree to which an area retains the particular values and character that were an integral part of its original design or historical development must also be considered. The integrity of an area may be evident in the retention of original materials or setting, or the maintenance of its associations.

[4] Ibid. p. 7

5.2. Existing Heritage Status

5.2.1. Parraween Street, Cremorne

Parraween Street is not located within a heritage conservation area and none of the properties along Parraween Street subject to this study are listed as local heritage items under the *North Sydney Local Environmental Plan* (LEP) 2013.

The northern side of Parraween Street is identified as being located within the *Waters Neighbourhood* of the North Cremorne Planning Area, as identified in Section 5 of the *North Sydney Development Control Plan* 2013. Parraween Street is not identified as a streetscape of note within the Neighbourhood. The Desired Future Character for the Waters Neighbourhood is as follows:

P1. Predominantly medium to high density residential accommodation, generally comprising attached dwellings, multi-dwelling housing and residential flat buildings, according to zone.

P2. The density of development generally reduces the further away a property is located from Military Road.

5.2.2. Hayden Orpheum Picture Palace and Military Road, Cremorne

The Hayden Orpheum Picture Palace is listed in Schedule 5 of the *North Sydney LEP* 2013 as a local heritage item (Cremorne Orpheum Cinema, Item No I0066). The NSW State heritage inventory listing includes the following statement of significance for the place:

The Cremorne Orpheum, like the Roxy at Parramatta, was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Designed by eminent theatre architect, George Newton Kenworthy, its intriciate [sic] and lavish ornamentation exemplifies the successful use of Art deco stylism in popular architecture and with original fittings and decoration intact, it survives as one of the best surviving examples of Art Deco cinema design in Sydney.

For a copy of the inventory sheet for the above listing, refer to Appendix B.

5.3. Local and State Historical Themes

Guidelines from Heritage NSW emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance and prevent one value taking precedence over others. In this case, the place is associated with the following NSW State Historical Themes:

State Historical Theme	National Historical Theme	Historical Associations
Parraween Street and Military Road, Cremorne		
Towns, suburbs and villages	4 Building settlements, towns and cities	• Forms part of the 700 acre grant to A. Thrupp of 1816. • Forms part of the Cooperville estate lands, purchased by Daniel Cooper in 1827. • Forms part of the subdivision of the Cooperville
Land tenure		
Accommodation		

State Historical Theme	National Historical Theme	Historical Associations
		estate lands, as part of the Parraween Estate commencing in 1883, as evidenced in the subdivision pattern in the locality. • Contains evidence of the historical development of the locality dating from the late 1880s through to date, including the single storey modest cottages developed by building contractors for the working class, typically in the Federation/Arts & Crafts style (albeit altered).
Labour	5 Working	• Early owners and leaseholders of the Parraween Street properties appeared to work in the construction industry and were probably involved in the development of Cremorne and surrounding areas that occurred in the late 19th and early 20th centuries. • Military Road contains remnants of its initial development as a commercial/retail precinct known as Cremorne Village.
Hayden Orpheum Picture Palace		
Technology	3 Developing local, regional and national economies	• Some early technology related to the use of the place as a cinema, including projectors, reels, etc. which remain and continue to be used at the Cremorne.
Creative endeavour Leisure Social institutions	8 Developing Australia's cultural life	• The space of the original dress circle and interior decorative elements that remain demonstrate the work of George Kenworthy, who designed many cinemas through NSW as well as the use of art deco in new 'types' of buildings in the 1930s. • The restoration, reconstruction and new works undertaken in the 1980s and in the next two decades as an example of post-modern art deco revival. • The historic use of the place as a cinema and live performance venue. Representative of the popularisation of cinema-going as a leisure activity in the 1930s. • The historic use of the place as a cinema and live performance space. Representative broadly of the 'cinema' as a cultural and social institution and locally as a community venue.

5.4. Assessment of Significance of Parraween Street

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001) and *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

Criterion (a) Historical Significance

Parraween Street, Cremorne (initially known as Phillip Street) is of minor historical significance on a local level as forming part of the 700 acres granted to A. Thrupp in 1816 and purchased by Daniel Cooper in 1827. Formed in c.1883 as part of the Parraween Estate subdivision of the Cooperville Estate lands and subsequently developed as a residential street from the late 1880s through to the first decades of the 20th century, the current configuration of Parraween Street, along with many other streets throughout the suburbs of Cremorne and Cammeray, is representative of the historical progression of development of Cremorne and surrounding suburbs.

Does not meet the criterion.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**
***Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996)**	
Guidelines for Inclusion	
The ability to reveal the cultural, political or economic development of a precinct.	**No**

Criterion (b) Historical Associational Significance

Parraween Street, as part of the Cooperville estate, is associated with Gerard Phillips, administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper, together with others involved in the subdivision and sale of the land throughout the late 19th and early 20th centuries including the Warringah Property Company, William Henry Paling and Andrew Hardie McCulloch the Younger, property developers Tom Raine Raine, auctioneer and Claude Gerard Phillips, estate manager. These associations with the initial subdivision and sale of the land are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and Mosman.

A number of the Parraween Street cottages (Nos. 82 to 88 and No. 108 Parraween Street) have historical associations with Helier and Percy Harbutt who owned and developed the allotments along the northern side of the street as speculative development (although a number of their original cottages have been demolished in the street). The Harbutt Brothers undertook similar development throughout the north shore in the early 20th century. Helier and Percy, together with their brother Lawrence, real estate agent, took advantage of the subdivision and sale of the Cooperville Estate lands to establish their property development business and Helier was one of the founding directors the Northern Suburbs Brick Co. Ltd, Artarmon.

The majority of the surviving cottages located along Parraween Street (Nos. 58 to 80 Parraween Street) are associated with local building contractor Charles Blackman and wife Mary, who similarly took advantage of the availability of large areas of developable land throughout the area to construct modest cottages for the working classes. No architect of note has been identified as being responsible for the initial design and construction of the Parraween Street cottages.

Other later property owners of note also include Miss Mary Beddie, foundation member of the Australian Labour Party and the ALPs Women's Central Organising Committee, and Sophia Aspinall Vicars, wife of Sir John Vicars, of Messers. Johnson & Vicars, woolbrokers, wool-scourers and fellmongers. However they did not reside on Parraween Street and were not involved in the development of the locality.

Does not meet the criterion.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**
***Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996)**	
Guidelines for Inclusion	
Clear associations with the life or activities of a prominent individual, group or institution.	**No**
An area may reflect historic events (even where there is little or no visible physical evidence of the events).	**No**
Areas associated with important designers.	**No**

Criterion (c) Aesthetic Significance

The majority of the cottages located on the northern side of Parraween Street (Nos. 58 to 88 and No. 108 Parraween Street) remain substantially intact to their original forms and the streetscape retains a consistency in scale, form and detailing and is readily discernible as a street of modest, single storey, predominantly Federation cottages. Surviving original details such as traditional timber framed doors and windows, shingled gabled fronts, exposed rafter eaves and timber posts to verandahs with decorative brackets enhance the historic character of the streetscape. However, many of the cottages can only be considered to be somewhat intact having lost some or all of their original detailing and the later intrusion of carparking within the front yards of the majority of the individual properties has resulted in the loss of front gardens and fences, obscuring of views of the street frontages of the historic cottages and degradation of the historic character of the street. Numerous other streets can be found throughout the local area and the North Sydney Council LGA of higher integrity, that retain substantially intact rows of cottages with original detailing that preserves their historic streetscape characters.

The configuration of those cottages constructed by Charles Blackman (Nos. 58 to 80 Parraween Street), consisting of semi-detached pairs of cottages presenting as a single residence with the second entry to the side are of note for their uncommon configuration, although the loss of architectural detailing and front gardens and fences has somewhat diminished their aesthetic values across the whole of the group.

Does not the criterion.

Assessing Heritage Significance **(2001)**	
Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**No**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**No**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**Yes**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**Yes**
Has only a loose association with a creative or technical achievement	**Nil**
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas **(1996)**	
Guidelines for Inclusion	
Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, Parraween Street may be valued by local residents, although no more so than any other street with a similar history located in the area.

Potentially meets the criterion.

Assessing Heritage Significance **(2001)**	
Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**No**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**Yes**
Is retained only in preference to a proposed alternative	**No**
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas **(1996)**	
Guidelines for Inclusion	
Areas that provide a focus of identity for groups or for the community as whole.	**No**

Criterion (e) Research Potential

Parraween Street, due to its history of development has the potential to offer further information with respect to the role of building contractors Helier Harbutt and Charles Blackman, although information gained from further research into the Parraween Street properties would also be available throughout the suburbs of Cremorne, Cammeray, Neutral Bay and parts of Mosman, given their similar histories of development.

Does not meet the criterion.

Assessing Heritage Significance **(2001)**	
Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**

Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**Yes**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**Yes**
***Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996)**	
Guidelines for Inclusion	
Potential to provide information vital for research, or for interpretation and education.	**No**

Criterion (f) Rarity

The history of development of Parraween Street is not considered rare within the North Sydney Council LGA, as the street was developed together with much of the surrounding areas of Cremorne, Cammeray and Mosman as a result of the subdivision and sale of the Cooperville estate lands.

Does not meet the criterion.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**Yes**
Is numerous but under threat	**No**
***Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996)**	
Guidelines for Inclusion	
A rare surviving example of something once widespread but now scarce.	**No**
Unique or rare in construction, function and design.	**No**

Criterion (g) Representativeness

The northern side of Parraween Street is a representative example of a suburban residential street developed in the late 19th and early 20th centuries, as a result of the eventual subdivision of Daniel Cooper's North Shore lands, to provide accommodation for the working classes and containing, in the main, modest cottages in the Federation/Arts & Crafts style (albeit with later alterations). Similar residential precincts of higher integrity can be found throughout the North Sydney Council LGA.

Does not meet the criterion.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Is a fine example of its type	**No**
Has the principal characteristics of an important class or group of items	**No**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**No**
Is part of a group which collectively illustrates a representative type	**No**

Is outstanding because of its setting, condition or size Is outstanding because of its integrity or the esteem in which it is held	**No** **No**
Guidelines for Exclusion	
Is a poor example of its type Does not include or has lost the range of characteristics of a type Does not represent well the characteristics that make up a significant variation of a type	**Yes** **No** **Yes**
***Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996)**	
Guidelines for Inclusion	
Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.	**No**

Summary Statement of Significance

The northern side of Parraween Street (between Paling Street and Langley Avenue) is of minor significance on a local level for its historical, associational, aesthetic and representational values. Although forming part of the late 19th to early 20th century historical development of the suburb of Cremorne as part of the Parraween Estate subdivision within the Cooperville Estate lands, the street has a similar history of development to that found throughout Cremorne, Cammeray, Neutral Bay and parts of Mosman. The resultant residential development surviving along Parraween Street is representative of this historical phase, however, other streets of a similar era of development with higher integrity, greater intactness and aesthetic interest are found throughout the North Sydney Council LGA.

Associated with local building contractors Helier Harbutt and Charles Blackman, and bricklayer John Connor, the residences along Parraween Street are modest, single storey cottages constructed for the working classes. The loss of detailing of many of the original cottages coupled with the later insertion of carparking within front yards of the majority of the residences, has substantially diminished the historical character of the street and the loss of original cottages at the eastern end of the street, further reduces the ability to appreciate the historic development of the locality.

5.4.1. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessment of significance, the northern side of Parraween Street (between Paling Street and Langley Avenue) **does not meet the criteria for listing as a heritage conservation area** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

Although the street retains evidence of its initial phase of development from the late 19th century and early 20th century in the street alignment, surrounding subdivision pattern and the surviving residences located along this portion of the street, the same history and surviving physical evidence dating from the same period is found throughout the residential areas of Cremorne and Cammeray and is not considered to be rare or outstanding.

The associations with persons and companies involved in the initial subdivision, sale and development of the Parraween Estate, including the northern side of Parraween Street, are commonplace within the context of the development of Cremorne, Cammeray, Neutral Bay and parts of Mosman as part of the initial release of the Cooperville Estate lands and those individuals and companies associated with the subdivision and sale of the Parraween Estate are not well known today.

Initially developed by property speculators and building contractors as rental properties for the working classes, the modest, single storey cottages are good examples of their type, although many are of moderate to little integrity, having lost original architectural details. The intrusion of carparking

with the front yards in particular has made a negative impact on the historical character of streetscape. Numerous other streets throughout the North Sydney Council LGA retain a greater level of integrity and architectural interest.

5.5. Assessment of Significance of the Parraween Street Properties

5.5.1. Generally

An assessment of each of the individual properties located on the northern side of Parraween Street between Paling Street and Langley Avenue has been undertaken as per the below table (see Table 5.1) and discussions under each of the criteria for assessing significance as per the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

Legend:

Date	Style	Integrity	Criterion
Late 19th = 1860 to 1899	C = Contemporary	H = High	A = Historical significance
Early 20th = 1900 to 1929	V GR = Victorian Georgian Revival	M = Moderate	B = Historical Associational Significance
Late 20th = 1960 to 1999	Fed = Federation	L = Low	C = Aesthetic/Technical Significance
			D = Social Significance
			E = Research Potential
			F = Rarity
			G = Representational

Table 5. 1: Assessment of Significance for Parraween Street properties. Shaded properties indicate pairs or groups of semi-attached cottages.

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
9 Paling St	Late 20th	C	H	X	X	X	X	X	X	X
50 Parraween St	Late 19th	V GR	M/H	√	X	√	X	√	√	√
52 Parraween St	Late 19th	V GR	M/H	√	X	√	X	√	√	√
54 Parraween St	Late 19th	V GR	H	√	X	√	X	√	√	√
56 Parraween St	Late 19th	V GR	M/H	√	X	√	X	√	√	√
58 Parraween St	Early 20th	Fed	L/M	√	X	X	X	X	X	√
60 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
62 Parraween St	Early 20th	Fed	M	√	X	X	X	X	X	√
64 Parraween St	Early 20th	Fed	M	√	X	X	X	X	X	√
66 Parraween St	Early 20th	Fed	M	√	X	X	X	X	X	√
68 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
70 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
72 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
74 Parraween St	Early 20th	Fed	L/M	√	X	X	X	X	X	√
76 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
78 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
80 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
82 Parraween St	Early 20th	Fed	H	√	√	X	X	√	X	√
84 Parraween St	Early 20th	Fed	H	√	√	X	X	√	X	√
86 Parraween St	Early 20th	Fed	M	√	√	X	X	√	X	√
88 Parraween St	Early 20th	Fed	H	√	√	X	X	√	X	√
81A-B Gerard St	Late 20th	N/A	N/A	X	X	X	X	X	X	X
92-94 Parraween St	Late 20th	C	M	X	X	X	X	X	X	X
96-106 Parraween St	Late 20th	N/A	N/A	X	X	X	X	X	X	X
108 Parraween St	Early 20th	Fed	L/M	√	√	X	X	√	X	√

5.5.2. Assessment Criteria Discussion

Based on the above outline assessment of significance, the following discussion under each of the assessment criteria is provided for further clarification.

Criterion a: Historical Significance

Individually, the properties of Parraween Street are each of some historical significance on a local level for forming part of the development of the Parraween Estate (part of the Cooperville Estate lands) and the original/early subdivision pattern laid out in c.1883 remains discernible in the configuration of the existing allotments. However, this history is not unusual or distinct, as the same pattern of development is found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, which originally formed the Thrupp land grant and the Cooperville Estate lands.

Although subdivided in the early 1880s, the street was not fully developed until the early 20th century when the majority of the allotments were purchased (leasehold). The streetscape, as originally developed, consisted mainly of single storey Federation bungalows, either free-standing or pairs of semi-attached dwellings. Again, this pattern of development is found throughout the former Cooperville Estate lands, resulting in the majority of residential development throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman being of similar built forms as is found along Parraween Street.

Nos. 50 and 52 to 56 Parraween Street are notable exceptions as being the first group of buildings to be constructed along this portion of Parraween Street (c.1888-1889) shortly after the initial subdivision of Parraween Estate (Section 2 of DP 4785), making these four properties of historical significance as evidence of the earliest phase of development within the Parraween Estate. The earlier date of these properties (compared to the remainder of the street, all developed in the 20th century) is evident in their

architectural style and detailing (Victorian Georgian Revival), and the cottages survive relatively intact to their original configurations.

Nos. 9 Paling Street, 81A-B Gerard Street (formerly No. 90 Parraween Street), Nos. 92-94 Parraween Street and 96-106 Parraween Street, are all late 20th century insertions into the Parraween Street streetscape resulting in the demolition of original late 19th and early 20th century cottages and are not considered to be of historical significance.

Criterion b: Historical Associational Significance

Nos. 82 to 88 Parraween Street and No. 108 Parraween may have some significance on a local level for their associations with Helier Harbutt, building contractor, who was the early leaseholder of the individual allotments and developed the land in the early 20th century. Although not well-known today, Helier and his brother Percy, are known to be associated with the initial phase of residential development throughout the Parraween Estate and the Cooperville Estate lands, and examples of their work are known to be located in Cremorne, Neutral Bay and Mosman. However, further research and comparative analysis is required to determine the extent of this significance.

The remainder of the historic properties along Parraween Street (Nos. 50 to 78 Parraween Street) are associated with John Connor, bricklayer, and building contractor Charles Blackman, neither of whom are considered to be of historical importance, are not well known today and these associations are not considered to be significant.

Similarly, none of the later buildings (Nos. 9 Paling Street, 81A-B Gerard Street and 92-94 Parraween Street) are associated with an architect or owner of note and are not considered to be significant under this criterion.

More broadly, all of the Parraween Street properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, which all have a similar history of development.

Criterion c: Aesthetic/Technical Significance

The Parraween Street cottages have some aesthetic significance on a local level as representative examples of late 19th century and early 20th century cottages, typical of the type of residential development that characterises much of the former Cooperville Estate lands. Consisting of, in the main, pairs of semi-attached single storey Federation bungalows (Nos. 58 to 80 Parraween Street), with a small number of surviving free-standing cottages (Nos. 50, 82 to 88 and 108 Parraween Street) and a single row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street), none are associated with an important architect, do not have landmark qualities and many have lost their design integrity.

Due to the loss of original detail and features, and later additions including the introduction of carparking into the front setbacks, much of the visual appeal of the individual bungalows has been degraded. This loss of integrity has also downgraded the aesthetic significance of the cohesive group of pairs of Federation Bungalows (Nos. 58 to 78 Parraween Street), even where one of the pair retains a higher level of integrity. Exceptions can be found at Nos. 70 and 72 Parraween Street and Nos. 78

and 80 Parraween Street, where the whole of the pair is considered to be of high integrity, making these pairs of bungalows of aesthetic significance.

No. 50 and Nos. 52 to 56 Parraween Street are also considered to be of aesthetic significance, being late 19th century Victorian Georgian Revival, which although modest, are of moderate to high integrity and retain original detailing that distinguishes this group of cottages from the rest of the streetscape (all developed in the 20th century). The form, scale and style of this group of cottages make a strong historical contribution to the character of the area.

Although of moderate to high integrity, the early 20th century free-standing cottages (Nos. 82 to 88 Parraween Street and No. 108 Parraween Street) are considered to be modest examples of Federation bungalows with numerous other finer examples of the type and with high quality detailing found throughout the North Sydney Council local government area and are considered to be of little to moderate aesthetic significance.

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville Estate lands and the Parraween Estate, the surviving original cottages along Parraween Street may be valued by local residents for their historical character, although no more so than any other street of late 19th to early 20th century character.

Criterion (e) Research Potential

The surviving original cottages along Parraween Street have minor research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. This research potential exists across the whole of the former Cooperville Estate lands.

As Parraween Street retains five examples of the work of building contractor Helier Harbutt (Nos. 82 to 88 and No. 108 Parraween Street), these free-standing cottages have some research potential to provide further information relating to the work of Helier (and his brother Percy) and their involvement in the residential development of the former Cooperville Estate lands.

Criterion (f) Rarity

The surviving original cottages along Parraween Street dating from the early 20th century are not considered to be rare in relation to their historical associations and architectural styles, as numerous other properties located throughout the former Cooperville Estate lands of Cremorne, Neutral Bay, Cammeray and parts of Mosman have the same or similar histories and Federation era architectural detailing.

Nos. 58 to 76 Parraween Street are of relative rarity due to their unusual configuration and form, being pairs of semi-attached single storey Federation bungalows that present as a single dwelling. Although modest in style and detailing, the arrangement of providing one frontage to the street and one to the side elevation in order to maximise the development potential of the allotment, has resulted in a form of semi-attached housing that is not typical in the local area.

Nos. 50 and 52 to 56 Parraween Street are considered to be rare on a local level, as a group of buildings, all constructed by the one person, John Connor, bricklayer, as his own residence with

adjacent row of tenanted workers cottages. Although a number of other rows of workers cottages can be found throughout the North Sydney LGA, none appear to retain an adjacent free-standing house directly associated with their construction and linked by way of history, form, style and architectural detailing.

The late 20th century development inserted into the Parraween Street streetscape is not considered to be rare, with contemporary residential flat buildings and public facilities of similar forms and styles found throughout the North Sydney LGA.

Criterion (g) Representativeness

Nos. 50 and 52 to 56 Parraween Street are representative of the earliest phase of development of the Cooperville Estate lands following the release, subdivision and sale of the land (leasehold) for suburban development in c.1883. The remainder of the surviving original cottages along Parraween Street (Nos. 58 to 88 and 108 Parraween Street) are representative examples of Federation bungalows, developed in the first decades of the 20th century and displaying Arts & Crafts style influences, a building type that is commonly found throughout the North Sydney Council LGA.

5.5.3. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessment of significance, **the majority of the buildings do not warrant listing as local heritage items** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*. There are a few exceptions that require further assessment based on their potential historical and aesthetic significance and rarity; these are:

- No. 50 Parraween Street;
- Nos. 52 to 56 Parraween Street;
- Nos. 72 & 74 Parraween Street; and
- Nos. 78 & 80 Parraween Street.

Refer below for an assessment of significance of the above nominated properties.

5.5.4. No. 50 and Nos. 52 to 56 Parraween Street

No. 50 and Nos. 52 to 56 Parraween Street have been selected for further assessment for the following reasons:

- The relative intactness and integrity of the free-standing cottage (No. 50) and the adjacent row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street).
- As the first buildings to be constructed on the eastern portion of Parraween Street (c.1888-89) and subsequently the oldest surviving buildings on Parraween Street east of Paling Street.
- As a group of four buildings, all erected by one person (John Connor, bricklayer) consisting of the builder's own residence with adjacent rental properties for the working classes.
- As evidence of the earliest phase of development of the Cooperville Estate lands following the release, subdivision and sale of the land (leasehold) for suburban development in c.1883.

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

Criterion (a) Historical Significance

Nos. 50 and 52 to 56 Parraween Street, Cremorne are of historical significance on a local level as some of the oldest surviving buildings in the locality of Parraween Street. Constructed in c.1887-89, they were the first buildings to be constructed along Parraween Street east of Paling Street and survive today relatively intact to their original configurations. Constructed by bricklayer John Connor, as his own residence (No. 50), with adjacent row of workers cottages for rent (Nos. 52 to 56), the group of buildings are associated with the initial release, subdivision and sale of the Parraween Estate (part of the Cooperville Estate lands) and earliest phase of suburban development that occurred in c.1883.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

Nos. 50 and 52 to 56 Parraween Street, Cremorne are associated with John Connor, bricklayer, who took out the leaseholds over the land (Lots 28 to 30 of Section 2 of the Parraween Estate) in 1886 and developed the land for his own house with adjacent row of three workers cottages. John Connor is not a noted person in the history of Cremorne and is not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

Nos. 50 and 52 to 56 Parraween Street are of aesthetic significance on a local level as a surviving group of late Victorian vernacular cottages with Georgian Revival detailing, that remain relatively intact to their original forms and configuration.

No. 50 Parraween Street is of aesthetic significance as a simply detailed, single storey, rendered masonry cottage with gabled tiled roof extending over the front balcony with simple squared timber posts, with landscaped front garden. Details of note include the rendered quoining around the front door, decorative sill brackets and dentils to the front door architrave, a detail repeated in the adjacent row of cottages.

The row of three, semi-detached workers cottages at Nos. 52 to 56 Parraween Street are of aesthetic significance as simply detailed, single storey, rendered masonry cottages with gabled corrugated metal roofing that encompasses the front verandahs of all three cottages. Evidence suggests that the facades were originally ashlar lined. Although both Nos. 52 and No. 56 have undergone some change, it is generally sympathetic and does not prevent the ability to appreciate the row as a consistent group of workers cottages.

As a group of buildings, Nos. 50 and 52 to 56 Parraween Street, make a strong historical contribution to Parraween Street and the immediate locality and are comparable with other earlier rows of workers cottages located throughout the North Sydney LGA.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, Nos. 50 and 52 to 56 Parraween Street may be valued by local residents, for their historical character and intactness.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 50 and Nos. 52 to 56 Parraween Street have minor research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne.

Does not meet criterion.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

As a group of buildings, all constructed by the one person, John Connor, bricklayer, as his own residence with adjacent row of workers cottage for rent, Nos. 50 and 52 to 56 Parraween Street are considered to be rare on a local level. Although a number of other rows of workers cottages can be found throughout the North Sydney LGA, none appear to retain an associated free-standing house directly associated with their construction and linked by way of history, form, style and architectural detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**Yes**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**Yes**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**No**

Criterion (g) Representativeness

As a group of late Victorian workers cottages, Nos. 50 and 52 to 56 Parraween Street are representative of the earliest phase of development of the Cooperville Estate lands following the release, subdivision and sale of the land (leasehold) for suburban development in c.1883. The form, simple detailing and configuration of the free-standing cottage and row of workers cottages (regardless of later changes) are representative of Victorian era residential development for the working classes.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	

Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

The buildings at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are substantially intact late Victorian modest cottages, developed for the working classes, displaying Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details.

Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of buildings are the oldest surviving buildings along Parraween Street, east of Paling Street, and potentially within the former Parraween Estate lands.

The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street.

As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.

5.5.5. Nos. 70 & 72 Parraween Street

Nos. 70 & 72 Parraween Street have been selected for further assessment for the following reasons:

- The unusual configuration of the pair of semi-attached Federation bungalows.
- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As representative examples of modest Federation housing for local workers of relatively high intactness and integrity.

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

Criterion (a) Historical Significance

Nos. 70 & 72 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c.1909 by building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain relatively intact to their original configurations and detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

Nos. 70 & 72 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Part Lots 23 and 24 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group of similar type semi-attached Federation bungalows that characterise Parraween Street. However, Charles and Mary Blackman are not considered to be notable persons in the history of Cremorne and are not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

Nos. 70 & 72 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, modest, semi-attached, single storey Federation bungalows of unusual configuration presenting as a single dwelling with No. 70 fronting the street (south elevation) and No. 72 entered via a verandah on the side (east) elevation (currently enclosed with timber weatherboard).

Constructed in c.1909 with typical Federation detailing of face brick with contrasting brick sills on sandstone base course, with hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets. The pair of cottages form part of a larger group of similar pairs of semi-attached Federation bungalows, the majority of which are of the same form and configuration although of lesser integrity as pairs.

Although both properties now contain a hard stand parking space within their front yards, the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, Nos. 70 & 72 Parraween Street may be valued by local residents, for their historical character and intactness.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 70 & 72 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. There is also minor potential for further information to be gained regarding local building contractor Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne and surrounding suburbs.

Meets the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

Nos. 70 and 72 Parraween Street are considered rare on a local level due to their form and configuration. Although modestly detailed in a typical Federation style, the pair of semi-attached cottages present as a single free-standing dwelling, with the front entry to No. 70 fronting the street

and the entry to No. 72 located on a side elevation, an uncommon approach to this building type, and making these bungalows of greater interest.

Meets the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**Yes**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**Yes**
Demonstrates designs or techniques of exceptional interest	**Yes**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**No**

Criterion (g) Representativeness

As a pair of semi-attached, single storey Federation bungalows, Nos. 70 and 72 Parraween Street are representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

Nos. 70 & 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration. Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.

The pair of bungalows are also representative of a type of modest housing, erected in the early 20th century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets.

Forming part of a larger group of similar types of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the streetscape due to their relative intactness and integrity and historical character.

5.5.6. Nos. 78 & 80 Parraween Street

Nos. 78 & 80 Parraween Street have been selected for further assessment for the following reasons:

- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As a good representative example of a pair of modest Federation semi-attached bungalows, constructed for local workers, that are of relatively high intactness and integrity.

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

Criterion (a) Historical Significance

Nos. 78 & 80 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed between 1908 to 1910, by local building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain relatively intact to their original configurations and detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

Nos. 78 & 80 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Lot 21 and Part Lots 20 and 22 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group semi-attached Federation bungalows that characterise Parraween Street. However, Charles and Mary Blackman are not considered to be notable persons in the history of Cremorne and are not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

Nos. 78 & 80 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, modest, semi-attached, single storey Federation bungalows. Constructed between 1908 to 1910 in the Arts & Crafts style, the pair of houses are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair.

Although both properties now contain a hard stand parking space within their front yards, the width of the sites allows for a front garden and the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, Nos. 78 & 80 Parraween Street may be valued by local residents, for their historical character and intactness.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 78 & 80 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. There is also minor potential for further information to be gained regarding local building contractor Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne and surrounding suburbs.

Meets the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

Nos. 78 & 80 Parraween Street are not considered rare being examples of a pair of semi-attached Federation bungalows, many of which are located throughout the North Sydney LGA.

Does not meet the criterion.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**Yes**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**Yes**
Demonstrates designs or techniques of exceptional interest	**Yes**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**No**

Criterion (g) Representativeness

As a pair of semi-attached, single storey Federation bungalows, Nos. 78 & 80 Parraween Street are representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**

Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are representative of modest housing, erected in the early 20th century to accommodate local workers. The bungalows are of aesthetic significance being good examples of a pair of semi-attached bungalows designed in the Arts & Crafts style. The dwellings are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair.

Forming part of a large group of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 78 & 80 Parraween Street are of a notably different form and make a strong contribution to the streetscape due to their relative intactness and integrity and historical character.

5.5.7. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessments of significance, **Nos. 50 to 56 Parraween Street, Nos. 70 & 72 Parraween Street and Nos. 78 & 80 Parraween Street warrant listing as local heritage items** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

5.6. Assessment of Significance of the Hayden Orpheum Picture Palace

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001). As the Hayden Orpheum Picture Palace is already identified as a local heritage item under Schedule 5 of the *North Sydney LEP* 2013, the following assessment seeks to establish whether the place warrants inclusion on the NSW State Heritage Register under the *Heritage Act* 1977.

Criterion (a) Historical Significance

The Hayden Orpheum Picture Palace is of historical significance on a State level as one of a relatively small number of surviving Art Deco style cinemas that continue to operate today as originally intended. Although once one of a large number of cinemas constructed in the Inter-war years throughout the Sydney suburbs and regional NSW, as the popularity of cinema-going boomed in Australia, today very few continue to function as cinemas. The form, scale and surviving original detailing of the building provides evidence of the popularity of film going and influence of American movie culture and cinema architecture in Australia in the interwar years.

The place is also of historical significance for containing the Wurlitzer Robert Hope-Jones Orchestral Organ, built in 1925 and originally installed at the Wilson Theatre, Fresno, California, and relocated to the Hayden Orpheum as part of the refurbishment works in 1980s

Located on Military Road, within the principal commercial precinct of Cremorne Junction, the Hayden Orpheum is of historical significance on a local level as forming part of the historical development of the locality and demonstrates in its use and built fabric the early to mid 20th century phase of development of the Cremorne area into an established commercial centre by the early 20th century.

The place is also of minor historical significance on a local level as forming part of the Cooperville Estate lands and the Parraween Estate, subdivided and sold (leasehold) in the 1880s, leading to the development of Military Road as a principal commercial street through the North Sydney Council LGA.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**Yes**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**No**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

The Hayden Orpheum Picture Palace is of significance on a State level for its associations with noted theatre architect George Newton Kenworthy (1885-1954), who designed the theatre in his characteristic linear Art Deco style with heavily detailed and ornate interiors. Kenworthy is one of a small number of architects noted as skilled designers of Art Deco style cinemas and theatres and he was responsible for the design and remodelling of numerous theatres throughout NSW, few of which survive today.

The place is also of significance on a State level for its ongoing associations with Michael (Mike) Hayden Walsh (b.1938), who purchased the theatre in 1984, renamed the place the Hayden Orpheum Picture Palace, and undertook extensive restoration and reconstruction works, together with theatre designer John Love, with the intent to reinstate the use of the place as a cinema (at that time a shopping arcade). Mike Walsh is a well-regarded Australian entertainment personality, noted for his long career in television and theatre production, winner of numerous Logie awards, including a Gold Logie, and recipient of an O.B.E. for his services to the performing arts, the "Media Peace Prize" from the United Nations, a Member of the Order of Australia for significant services to the entertainment industry, and to the performing arts through support for young actors, theatre restoration and production and has been inducted into the *T.V. Week* Logies Hall of Fame. The extensive restoration, refurbishment and upgrading works to the place, all undertaken with a cohesive Art Deco theme, are the result of Mike Walsh's own interest and passion for the entertainment arts in Australia.

The Hayden Orpheum is also of significance for its associations with Neil Jensen, the longest serving theatre organist in Australasian cinema theatre history.

The Cinema is also of significance on a local level for its associations with the Virgona family, who constructed the cinema in 1935, in addition to the North Sydney Orpheum and its earlier prototype. The Virgona family operated the Cremorne Orpheum Theatre continuously until it was sold in 1984 and were known figures in the cinema community at the time.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**No**
Provides evidence of people or events that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

The Hayden Orpheum Picture Palace is of aesthetic significance on a State level as a purpose-built suburban cinema complex designed by noted theatre architect George N. Kenworthy that, while altered, retains enough of its external presentation, form and original internal detailing (including ornate light-fittings, terrazzo flooring, the "Nordic nude" statues, joinery, ceiling and wall treatments, dress-circle foyer configuration) to indicate the original design intent of the cinema and it is a very fine example of a suburban Art Deco style cinema.

Through its size and ornate detailing (albeit altered), the Hayden Orpheum demonstrates the aspirations and ideals of the original owners and architect to produce a higher status, large and lavish cinema that sought to elevate the standing of the local area by providing a cinema/entertainment complex on par with its city counterparts. The extensive, high-quality, remodelled and reconstructed

works undertaken by Mike Walsh and John Love are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the passion of Walsh and Love for the place and their uninhibited approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s.

The Hayden Orpheum Picture Palace is of aesthetic significance as a landmark within the local area. Its location along Military Road, at the convergence of a number of principal streets means that it is visible for some distance away and the distinctive stepping form of the parapet with projecting vertical neon name sign, with open sky behind, remains clearly legible in the streetscape and is an identifying feature of the suburb of Cremorne.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**Yes**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**Yes**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**No**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

The Hayden Orpheum Picture Palace is of social significance on a local level for its long-term role as an entertainment hub for the local residents of Cremorne and surrounding suburbs since the 1930s and the place continues to play an important role socially, both as a venue and for its aesthetic attributes within the streetscape of Military Road.

The contemporary community esteem for the Hayden Orpheum Picture Palace is evidenced by the widespread community interest in the history of the place and its ongoing use as a cinema, and the place has been the subject of a number of petitions relating to its retention and restoration in the late 20th century and more recently has been included in National Trust of Australia (NSW) Heritage Festival events drawing significant crowds. The continued use of the place as a cinema in addition to its use for live theatre, talks, presentations, school events, as well as a community venue provides evidence of the high esteem in which the place is held by the local community. The place is also valued by cinema enthusiasts across NSW and Australia as a surviving historic cinema with lavish Art Deco detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**Yes**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

The Hayden Orpheum Picture Palace has the potential to yield further information about the history of cinema going and technological developments for cinemas during the 20th century, demonstrated in its built fabric, configuration and cinema equipment still held on site, although no longer in use.

As one of only a few surviving examples of the work of noted architect G.N. Kenworthy, the place has the potential to contribute to a better understanding of Kenworthy's body of work as a prominent theatre architect in NSW in the mid-20th century and of the application of the Art Deco style to Australian cinemas of the 1930s.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**Yes**
Is an important benchmark or reference site or type	**Yes**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

The Hayden Orpheum Picture Palace is rare on State level as a surviving purpose-built suburban cinema of the 1930s that remains in use as a cinema. While altered, the overall form and majority of the dress circle remains intact, and the place has a higher level of integrity in comparison to the few suburban Art Deco style cinemas that remain in NSW (most of which are no longer in use as cinemas). The place is also potentially rare as being one of reportedly very few remaining cinemas in NSW with the capability of screening 70mm film.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a suburban cinema, that was originally constructed to rival the city cinemas, providing a entertainment complex complete with six shopfronts and ballroom (no longer surviving), that sought to elevate the standing of the cinema and the local community by way of its scale, facilities and lavish decoration. Aside from the Roxy Theatre, Parramatta, no other suburban cinema appears to have been constructed on such a scale and level of high-quality architectural detailing (internally).

The place is also rare on a State level as one of a very small number of surviving cinemas designed entirely designed by George Newton Kenworthy. Although much of the original Kenworth fabric has been removed or altered, enough remains to indicate Kenworthy's involvement and appreciate his overall design approach to the detailing of the cinema. The surviving original plans for the place help to interpret the changes that have occurred over time.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**Yes**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**Yes**
Demonstrates designs or techniques of exceptional interest	**Yes**
Shows rare evidence of a significant human activity important to a community	**No**

Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**No**

Criterion (g) Representativeness

The Hayden Orpheum Picture Palace is a good representative example of an Art Deco style 1930s suburban cinema, once a common feature throughout the suburbs and regional areas of NSW, although today relatively rare and the place is larger in scale and more lavish in internal detailing than most others still surviving today. The place retains key characteristic elements of the Art Deco style including the stepped horizontal forms to the front façade contrasting with the projecting vertical tower holding the name sign, the double timber doors and chrome hardware, black glass cladding, sunburst motifs, neon lighting, shallow profile ceiling and wall panelling, chrome and glass geometric light fittings, and use of the female figure as part of the ornamentation.

The Cinema is also a representative example of the work of noted theatre architect G.N. Kenworthy, of which only a few other cinemas buildings survive and is also representative of Kenworthy's architectural approach to cinema design, with his characteristic low relief decorative wall panels, linear geometric lighting, decorative ceiling moulding and a stepped, horizontal front façade.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**Yes**
Is outstanding because of its integrity or the esteem in which it is held	**Yes**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

5.6.1. Summary Statement of Significance

The Hayden Orpheum Picture Palace is of historic, aesthetic, social, and associational significance on a local and State level, as a rare surviving suburban Art Deco style cinema still in operation, that was constructed in 1935 to designs by noted theatre architect George N. Kenworthy and lovingly restored and remodelled by noted Australian show businessman Mike Walsh in collaboration with theatre designer John Love.

The place is a fine example of an Art Deco style cinema building and a rare surviving example of the work of G.N. Kenworthy and demonstrates Kenworthy's approach to cinema design in the surviving original fabric, including the use of low relief decorative wall panels, linear geometric lighting, decorative ceiling mouldings and a stepped, horizontal front façade, terrazzo flooring, the "Nordic nude" statues, timber joinery, and dress-circle foyer configuration.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a larger scale, higher status, suburban cinema, that was originally constructed to rival the city cinemas, providing an

entertainment complex that sought to elevate the standing of the cinema and the local community by way of its scale, facilities and lavish decoration. Today the cinema still retains many of the key characteristics of the Art Deco cinema in its form and exterior and interior detailing and the remodelling and reconstruction works are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the work of Walsh and Love and their approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s. The comprehensive application of the Art Deco theme throughout the reconfigured cinema is a strong drawcard for contemporary audiences and is appreciated for its aesthetic values by the broader community.

A landmark building within Military Road and an identifying feature of the suburb of Cremorne, the place has long been held in high esteem by the local community, demonstrated in its continued use as a cinema, as well as a venue for live performances, school and other events and evidenced by community led petitions relating to its retention, use and preservation.

5.6.2. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessment of significance, **the Hayden Orpheum Picture Palace should be nominated for inclusion on the State Heritage Register** under the *Heritage Act* 1977.

6. Recommendations

6.1. Introduction

North Sydney Council has requested the preparation of this heritage review to determine whether the creation of a Heritage Conservation Area covering the northern side of Parraween Street, Cremorne from Paling Street to Langley Avenue is warranted, whether any of the individual historic properties surviving along this portion of Parraween Street warrant listing as local heritage items, and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage to determine whether the place warrants listing on the State Heritage Register.

As previously discussed, the overall aim of this study is to provide North Sydney Council with a better understanding of the heritage values of the subject properties and their setting, identify an appropriate curtilage for the Hayden Orpheum Picture Palace (the Cinema) and ensure there is a sound basis for any change proposed to planning controls in relation to heritage issues, including providing the necessary documentation in support of an Interim Heritage Order/s (IHO) for a Heritage Conservation Area or local heritage items and/or a State Heritage Register nomination for the Cinema (if required).

6.2. Recommendations

6.2.1. Parraween Street (heritage conservation area)

Based on the outcomes of the assessment of significance undertaken of the northern side of Parraween Street (inclusive of Nos. 50 to 88 Parraween Street and No. 108 Parraween Street), and taking into account the physical analysis, historical research and comparative analysis of similar streetscapes located throughout the North Sydney Council local government area**, it is not recommended that Parraween Street be listed as a heritage conservation area** under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.

Although an historic street, dating to the early 1880s when the Cooperville Estate lands were initially subdivided and released as leasehold lands, it is one of a substantial number of residential streets with a similar (or identical) history. All of the land north of Military Road, encompassing the suburbs of Cremorne and parts of the suburb of Cammeray, formed part of the Parraween Estate, of which Parraween Street forms a part of and which was subdivided and sold during the late 19th century. As such, the historical associations that Parraween Street holds is not uncommon within the North Sydney Council LGA.

Parraween Street consists, in the majority, of historic cottages, developed between the late 19th and early 20th centuries and some by builders of potential local significance (i.e. Helier Harbutt), the integrity of the streetscape and the individual cottages has been degraded over time. Notably a large group of cottages at the eastern end of the street (Nos. 90 to 106 Parraween Street) have been demolished which diminishes the integrity and historic character of the streetscape; where in comparison there are numerous other historic streets that remain intact to their original and early construction phases throughout the North Sydney Council LGA.

In addition, many of the cottages have lost original and early architectural detailing and having been painted (rather than the face brick as originally constructed), many of the subject properties have lost much of their historic character and can only be considered to be of moderate integrity. There are a few individual properties that remain substantially intact and have high integrity to their original construction date; however, these are scattered along the street and do not define the overall character of the streetscape.

As discussed previously, accommodating off-street carparking within the front yards of the individual properties has also made a substantial impact on the historic character of the streetscape, as well as the integrity of the individual properties. The parking of cars directly in front of the small cottages obscures views of the street elevations of the houses, has resulted in the loss of front fences and gardens, and inhibits an appreciation of the consistency in built form and detailing of the cottages as viewed from the street.

Given the extent of change that has occurred along the northern side of Parraween Street, the street no longer has a "sense of place that is worth keeping", a defining factor in the identification of a conservation area as noted in the NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

When analysing the current configuration of the Parraween Street properties in comparison with other streets located in heritage conservation areas throughout the North Sydney Council LGA, Parraween Street does not retain the level of intactness, integrity or historical character that is found elsewhere and therefore **Parraween Street does not warrant protection as a heritage conservation area.**

6.2.2. Parraween Street Properties

Based on the outcomes of the assessment of significance undertaken of the surviving historic properties located along Parraween Street (inclusive of Nos. 50 to 88 Parraween Street and No. 108 Parraween Street), and taking into account the physical analysis, historical research and comparative analysis of similar building types located throughout the North Sydney Council local government area**, the majority of the buildings do not warrant listing as local heritage items** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

As previously discussed, individually, the surviving historic cottages of Parraween Street each have some historical, aesthetic and representational significance on a local level, however, when compared with other already listed historic cottages of similar history, built form and architectural style, the Parraween Street cottages do not meet the necessary criterion for listing as local heritage items.

The history of the initial development of Parraween Street and the individual dwellings that define the street, is not unusual, as it follows a similar (if not identical) history of residential development of the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, all of which comprise the former Thrupp land grant and subsequent Cooperville Estate lands.

Similarly, the Parraween Street cottages, although of some aesthetic significance on a local level as representative examples of late 19th century and early 20th century cottages, the early 20th century cottages in particular are typical of the type of residential development that characterises much of the former Cooperville Estate lands. In the majority, the Parraween Street cottages are Federation bungalows, some displaying Arts & Crafts style characteristics; however, when compared with other, already listed examples of similar building types, many of the Parraween Street cottages are modest, with little detailing, are of mixed integrity and intactness, and do not compare with other Federation bungalows already listed that are of higher quality and greater integrity.

Although the pairs of semi-attached Federation bungalows that dominate Parraween Street (No. 58 to 76 Parraween Street) are considered to be relatively rare, given their unusual form and configuration, the loss of original details and features, and later additions including the introduction of carparking into the front setbacks, has diminished the integrity of these buildings. This loss of integrity has also downgraded the aesthetic significance of the cohesiveness of the pairs of Federation Bungalows even where one of the pair retains a higher level of integrity.

Given that the majority of the Parraween Street historic cottages have a typical history of development to that found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, are not associated with architects or individuals of historical importance, and are modest examples of Federation bungalows that have diminished integrity and intactness, it is **recommended that Nos. 58 to 68 Parraween Street, Nos. 74 to 76 Parraween Street, Nos. 82 to 88 Parraween Street or No. 108 Parraween Street do not warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.**

There remains a small number of surviving historic cottages along Parraween Street that are recommended for listing as local heritage items. Refer to Section 6.2.3. below for further details.

Recommendation for Further Research

As a result of the research undertaken in the preparation of this report, it is noted that Nos. 82 to 88 and 108 Parraween Street, all free-standing Federation cottages, may have some research potential in relation to Helier Harbutt (and his brother Percy) who were highly successful local building contractors.

The Harbutt Brothers are known to have been associated with the development of Ryecroft Hall, 17 Shellcove Road, Neutral Bay, and Arundel', Moruben Street, Mosman (demolished?), as well as numerous other residences throughout Cremorne, Willoughby, and Mosman. Helier was one of the founding directors of The Northern Suburbs Brick Co. Ltd and he may have had some association with noted Sydney architect James Peddle. The Harbutt family operated from a building located at the intersection of Military Road, MacPherson and Parraween Streets, Cremorne known as the Harbutt Building (demolished). However, the location and existence of many of the buildings constructed and potentially designed by Helier Harbutt is undetermined at this stage.

It is **recommended that further research be undertaken to identify the extent of surviving buildings credited to Helier Harbutt** to provide a better understanding of the involvement of the Harbutt Brothers on the early 20th century development of the North Sydney Council LGA.

6.2.3. Potential Local Heritage Items

Based on the comparative analysis undertaken (see Section 4) and the assessments of significance (see Section 5, **it is recommended that Nos. 50, 52-54, 770 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.** Refer below for further details.

It should be noted that the preceding analysis and assessment of significance for the nominated properties did not include an internal inspection of the individual buildings. Prior to the formalising of any local heritage listing, an internal inspection of each dwelling should be undertaken. However, based on a search of historic Building Applications and Development Applications, it appears that these dwellings have the potential to remain relatively intact to their original configurations.

No. 50 and Nos. 52 to 56 Parraween Street

Located at the western end of Parraween Street, towards the intersection with Paling Street, is a group of four dwellings: a free-standing cottage with adjacent row of three attached workers cottages (Nos. 50, 52, 54 and 56 Parraween Street). This group of cottages were selected for further assessment for the following reasons:

- The relative intactness and integrity of the free-standing cottage (No. 50) and the row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street).
- As the first buildings to be constructed on the eastern portion of Parraween Street (c.1887-89) and subsequently the oldest surviving buildings on Parraween Street east of Paling Street.
- As a group of four buildings, all erected by one person (John Connor, bricklayer) consisting of the builder's own residence with adjacent rental properties for the working classes.
- As evidence of the earliest phase of development of the Cooperville Estate lands following the release, subdivision and sale of the land (leasehold) for suburban development in c.1883.

The outcome of the analysis undertaken for the group of cottages, including a comparative analysis of similar late 19th century rows of workers cottages within the North Sydney LGA has determined that **No. 50 and Nos. 52 to 56 Parraween Street warrant listing as local heritage items, either individually or as a group** under Schedule 5 of the *North Sydney LEP* 2013. Note an internal inspection of each dwelling should be undertaken prior to the formalising of any listing.

The summary statement of significance developed for the group of buildings is as follows:

The buildings at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are substantially intact late Victorian modest cottages, developed for the working classes, displaying Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details.

Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of buildings are the oldest surviving buildings along Parraween Street, east of Paling Street, and potentially within the former Parraween Estate lands.

The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street.

As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.

70 & 72 Parraween Street

Nos. 70 & 72 Parraween Street, a pair of semi-attached Federation bungalows were selected for further assessment for the following reasons:

- The unusual configuration of the pair of semi-attached Federation bungalows.
- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As representative examples of modest Federation housing for local workers of relatively high intactness and integrity.

The outcome of the analysis undertaken for the pair of dwellings, including a comparative analysis of similar early 20th century semi-attached Federation bungalows within the North Sydney LGA has determined that **Nos. 70 & 72 Parraween Street warrant listing as local heritage items**, under Schedule 5 of the *North Sydney LEP* 2013. Note an internal inspection of each dwelling should be undertaken prior to the formalising of any listing.

The summary statement of significance developed for the group of buildings is as follows:

Nos. 70 & 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration. Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.

The pair of bungalows are also representative of a type of modest housing, erected in the early 20th century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets.

Forming part of a larger group of similar types of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the streetscape due to their relative intactness and integrity and historical character.

78 & 80 Parraween Street

Nos. 78 & 80 Parraween Street, a pair of semi-attached Federation bungalows were selected for further assessment for the following reasons:

- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As a good representative example of a pair of modest Federation semi-attached bungalows, constructed for local workers, that are of relatively high intactness and integrity.

The outcome of the analysis undertaken for the pair of dwellings, including a comparative analysis of similar early 20th century semi-attached Federation bunglaows within the North Sydney LGA has

determined that **Nos. 78 & 80 Parraween Street warrant listing as local heritage items**, under Schedule 5 of the *North Sydney LEP* 2013. Note an internal inspection of each dwelling should be undertaken prior to the formalising of any listing.

The summary statement of significance developed for the group of buildings is as follows:

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are representative of modest housing, erected in the early 20th century to accommodate local workers. The bungalows are of aesthetic significance being good examples of a pair of semi-attached bungalows designed in the Arts & Crafts style. The dwellings are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair.

Forming part of a large group of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 78 & 80 Parraween Street are of a notably different form and make a strong contribution to the streetscape due to their relative intactness and integrity and historical character.

6.2.4. Hayden Orpheum Picture Palace

The Hayden Orpheum Picture Palace, No. 388 Military Road, Cremorne is already identified as a local heritage item under the North Sydney LEP 2013 (Item No. I0066). However, the brief for this report required that the Hayden Orpheum be re-assessed to determine whether it warrants listings on the NSW State Heritage Register as a State Heritage Item under the *Heritage Act* 1977.

Based on the analysis undertaken, including a detailed review of the physical evidence, historical research and comparative analysis, **it is recommended that the Hayden Orpheum Picture Palace be nominated for listing on the NSW State Heritage Register**.

The summary statement of significance developed for the Hayden Orpheum Picture Palace is as follows:

The Hayden Orpheum Picture Palace is of historic, aesthetic, social, and associational significance on a State level, as a rare surviving suburban Art Deco style cinema still in operation, that was constructed in 1935 to designs by noted theatre architect George N. Kenworthy and lovingly restored and remodelled by noted Australian show businessman Mike Walsh in collaboration with theatre designer John Love.

The place is a fine example of an Art Deco style cinema building and a rare surviving example of the work of G.N. Kenworthy and demonstrates Kenworthy's approach to cinema design in the surviving original fabric, including the use of low relief decorative wall panels, linear geometric lighting, decorative ceiling mouldings and a stepped, horizontal front façade, terrazzo flooring, the "Nordic nude" statues, timber joinery, and dress-circle foyer configuration.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a larger scale, higher status, suburban cinema, that was originally constructed to rival the city cinemas, providing an entertainment complex that sought to elevate the standing of the cinema and the local community by way of its scale, facilities and lavish decoration. Today the cinema still retains many of the key characteristics of the Art Deco cinema in its form and exterior and interior detailing and the remodelling and reconstruction works are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the work of Walsh and Love and their approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s. The comprehensive application of the Art Deco theme throughout the reconfigured cinema is a strong drawcard for contemporary audiences and is appreciated for its aesthetic values by the broader community.

A landmark building within Military Road and an identifying feature of the suburb of Cremorne, the place has long been held in high esteem by the local community, demonstrated in its continued use as a cinema, as well as a venue for live performances, school and other events and evidenced by community led petitions relating to its retention, use and preservation.

Heritage Curtilage

The heritage curtilage of a heritage item comprises that area of land that encompasses the cultural significance of the item and provides a boundary for management purposes. The NSW Heritage publication *Heritage Curtilages* (1996) provides an outline of the types of curtilages that may be applicable to a State Heritage item. These are:

1. *Lot boundary heritage curtilage*: comprising the boundary of the property containing the heritage item.
2. *Reduced heritage curtilage*: comprising less than the lot boundaries of the property (where the significance of the item may not relate to the whole lot or group of allotments).
3. *Expanded heritage curtilage*: where the curtilage is greater than the property boundary and may be required to protect a landscape setting or visual catchment of a heritage item.
4. *Composite heritage curtilage*: applies to conservation areas and encompasses a collection of heritage items/historic places which have a distinctive homogeneous character.

The Hayden Orpheum Picture Palace is located on its original allotments (originally Lots 7 to 10 and part Lot 11 of Section 1 of the Parraween Estate (DP 4758)), together with the later addition of the allotment to the east (originally Lot 6 of Section 1 DP 4785).

Although the eastern most portion of the Hayden Orpheum (consisting of No. 388 Military Road) was incorporated into the complex in the late 20th century and does not form part of the original architectural design and form of the building, it nevertheless contains one of the six cinemas within the complex and therefore forms part of the historical significance of the place as a whole as a functioning cinema dating initially from the 1930s. It also appears that the later addition of the cinema supports the ongoing viability of the place for its continued use as a cinema complex.

As such, **it is recommended that a *lot boundary heritage curtilage* be implemented for the Hayden Orpheum Picture Palace** in any State Heritage listing for the place, comprising Lot 2 DP1106512, Lot 8 Section 1 DP 978497, Lot 9 Section 1 DP 975041, Lot 10 DP 951095, Lot 1 DP 1106512 and Lot 6 Section 1 DP 978497.

For the Hayden Orpheum Picture Palace, neither a composite heritage curtilage nor an expanded heritage curtilage is applicable. Located on Military Road within a streetscape of predominantly late 20th and early 21st century mixed use commercial buildings, the Cinema is not part of a group or collection of similar buildings, nor is it located within a landscape setting of heritage value.

In addition, the Hayden Orpheum does not rely on historic visual links between itself and any nearby landscape features or historic places; and nor are views from the building a contributing factor to the heritage values of the place. As such, an expanded heritage curtilage based on a visual curtilage is not appropriate.

However, it is worth noting that an aspect of the historical setting of the place is that the overall form of the building can be appreciated in the urban landscape with clear blue sky behind it. Within the context of a dense urban environment, blue sky (or open air) above and behind a heritage item should be considered as being part of the historical setting of the place. The absence of contemporary, tall buildings encroaching into views (both short and long-range views) of a heritage item provides a number of benefits to the understanding and appreciation of that heritage item, including:

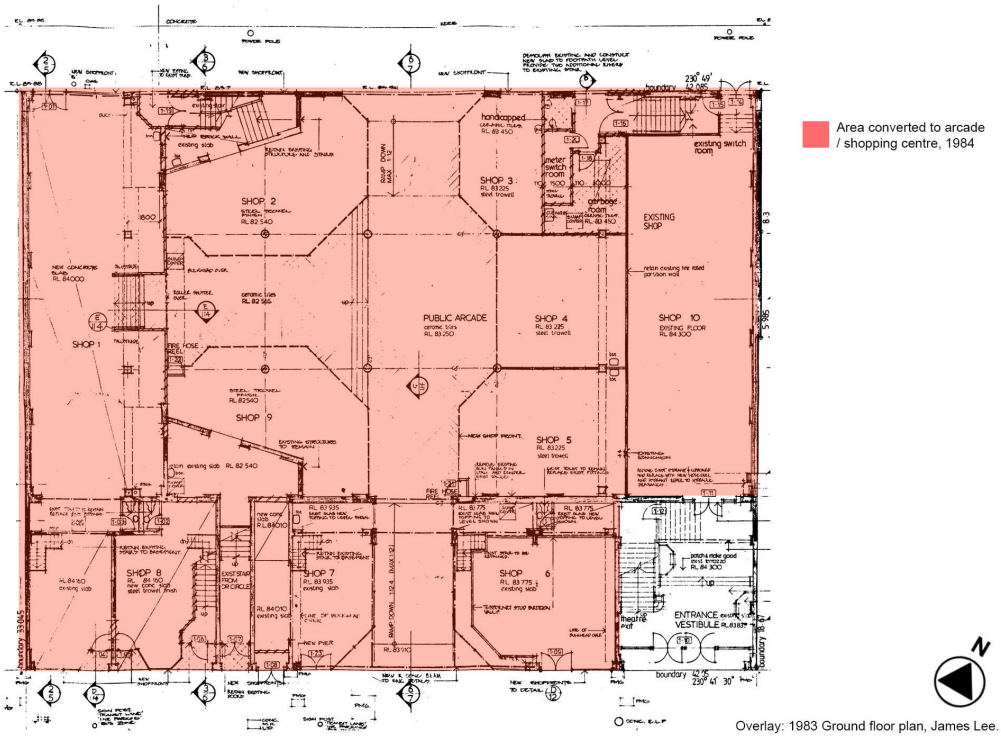
- Imparts a sense of respect. The building and its immediate setting have been retained despite (perhaps) decades of development pressure and the increased development within the vicinity of the item.
- Reinforces the historic character of the place by clearly not relating to the scale of surrounding contemporary development. This difference is an indicator that the item was built before modern standards, styles and requirements for city buildings developed.
- Introduces a sense of space into a locality that may be densely developed by tall tower blocks.
- Can serve to maintain the landmark nature of an historic building within the broader city scape.

Despite the taller contemporary development surrounding it, the Hayden Orpheum retains its landmark status within the streetscape of Military Road, due to the ability to appreciate the stepped parapet and vertical tower with name sign (lit up at night) unimpeded by development behind it. The distinctive form of the building immediately communicates its architectural style (i.e. Art Deco) and emphasises the historic importance of the place within a rapidly changing commercial precinct.

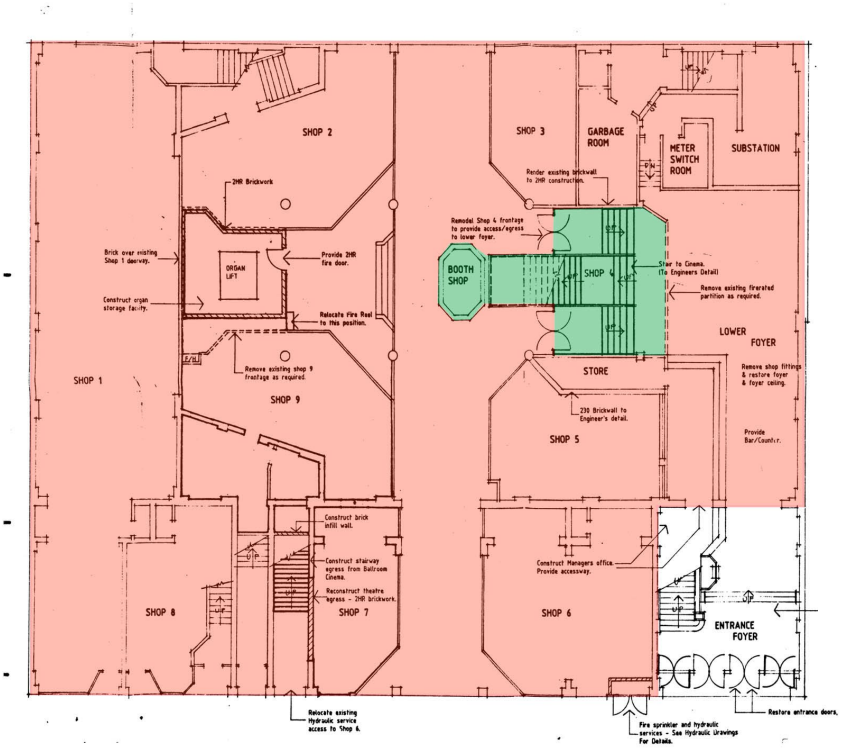
Appendix A

Historical Development Diagrams
Hayden Orpheum Picture Palace

The following sequence of diagrams have been prepared to assist in identifying the various stages of development of the Hayden Orpheum Picture Palace from the time of its conversion into an arcade/shopping centre (1984) through to its current configuration (2022). The following information is based on historic plans, BA/DA files held by North Sydney Council and the physical evidence.



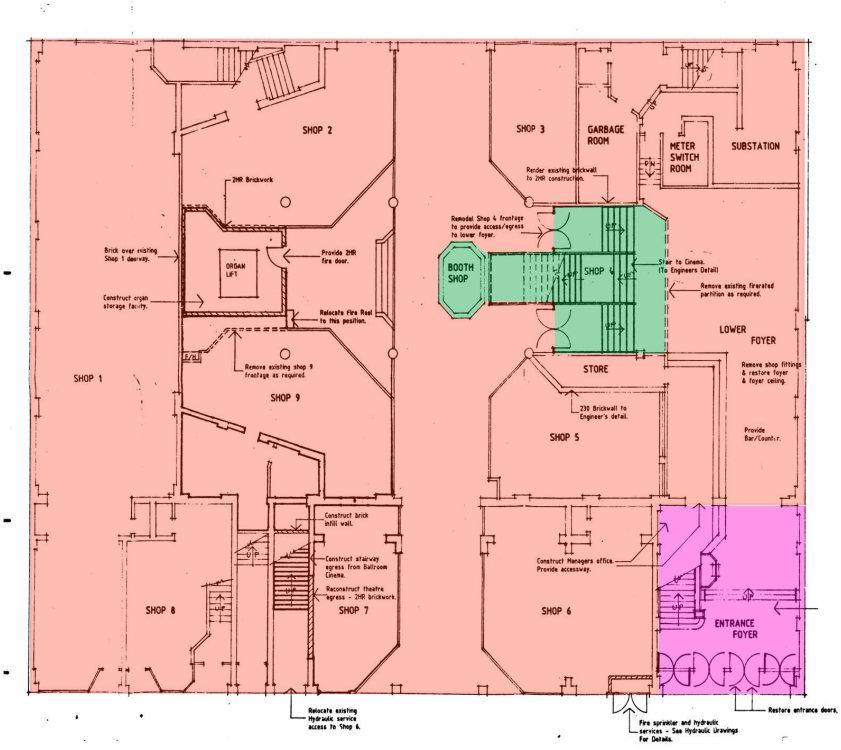
Overlay: 1983 Ground floor plan, James Lee.



Area converted to arcade / shopping centre, 1984

New ticket booth and stairs from auditorium, 1987

Overlay: 1987 Ground floor plan

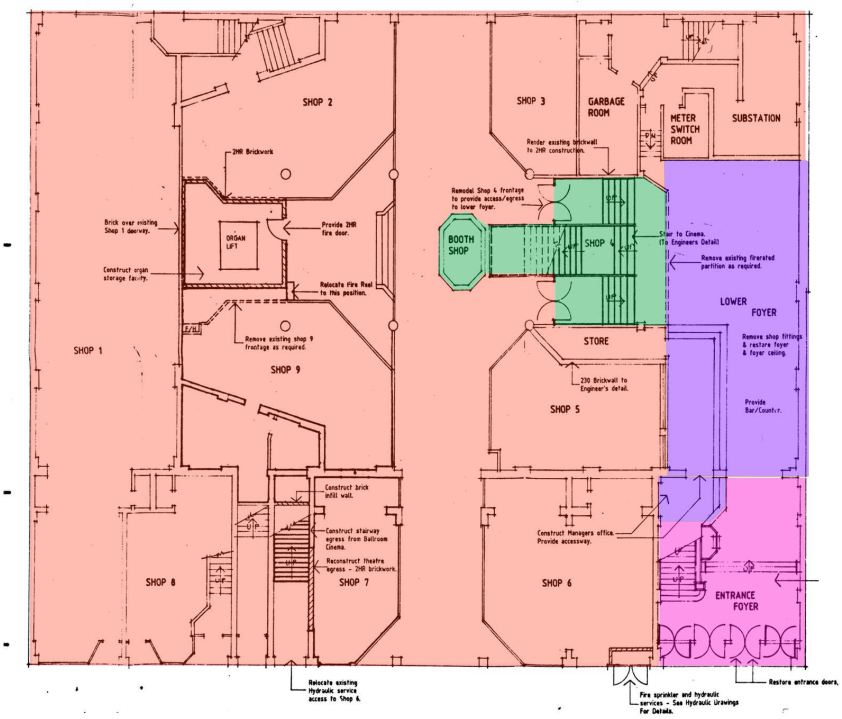


Area converted to arcade / shopping centre, 1984

New ticket booth and stairs from auditorium, 1987

Original foyer, converted to a shop in 1984, re-claimed for use as a foyer, 1991.

Overlay: 1987 Ground floor plan



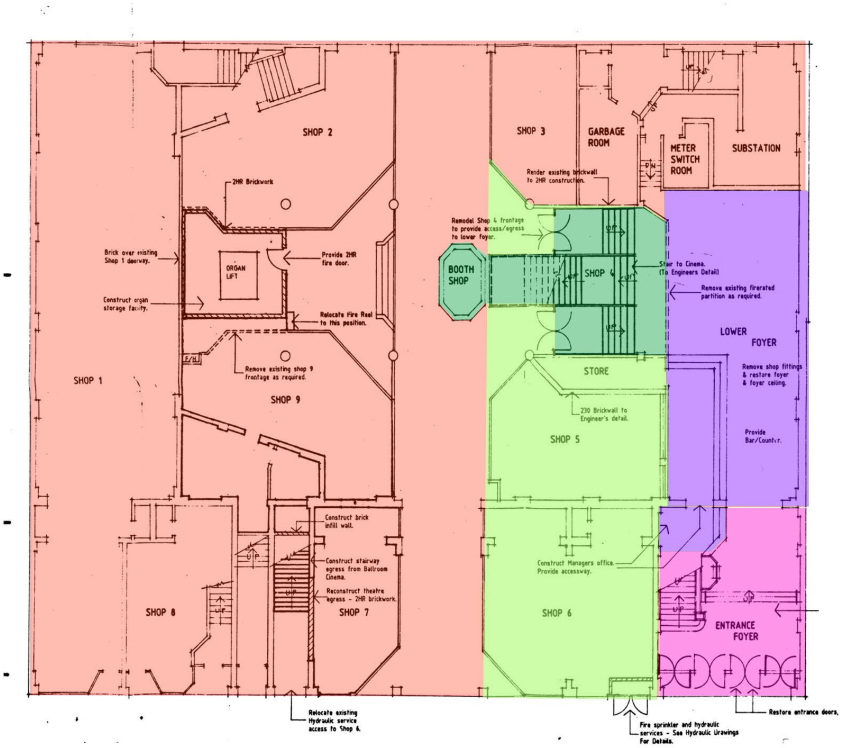
Area converted to arcade / shopping centre, 1984

New ticket booth and stairs from auditorium, 1987

Original foyer, converted to a shop in 1984, re-claimed for use as a foyer, 1991.

Hayden Cinema, briefly used as a cabaret venue. Alterations to the foyer to insert a projection room. 1992

Overlay: 1987 Ground floor plan



Area converted to arcade / shopping centre, 1984

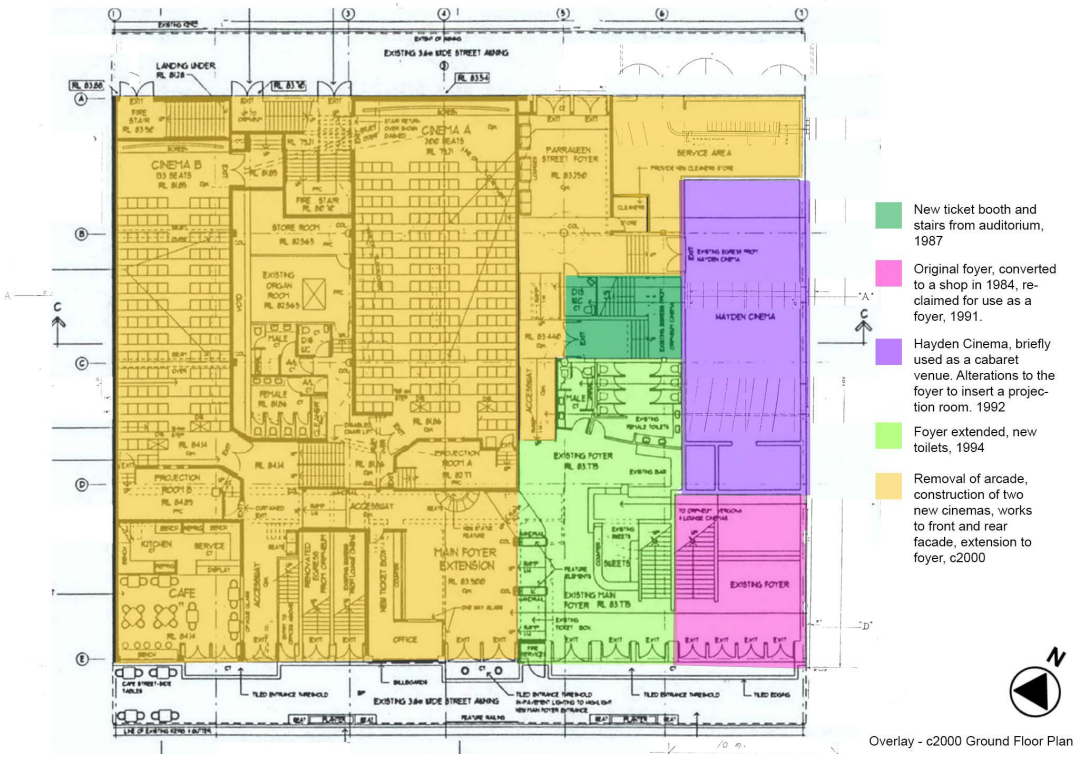
New ticket booth and stairs from auditorium, 1987

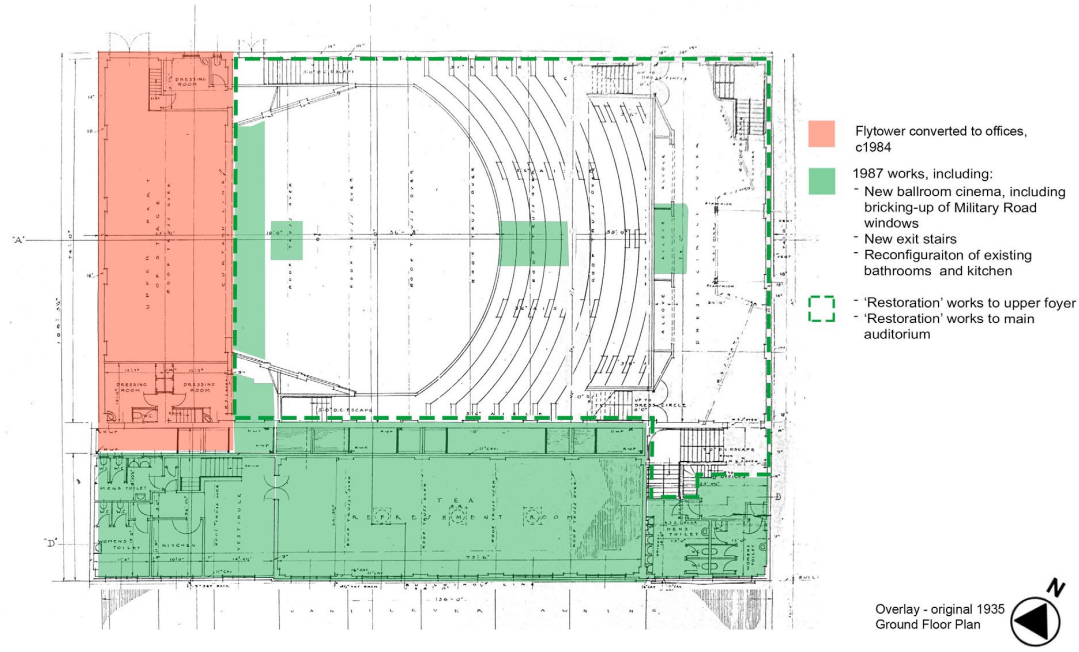
Original foyer, converted to a shop in 1984, re-claimed for use as a foyer, 1991.

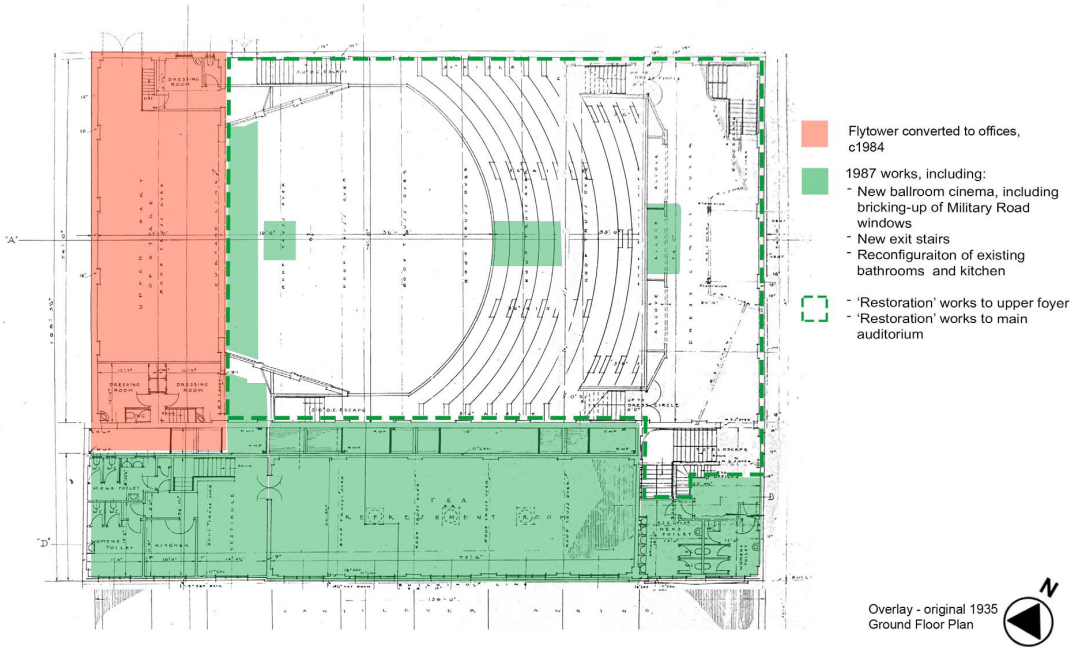
Hayden Cinema, briefly used as a cabaret venue. Alterations to the foyer to insert a projection room. 1992

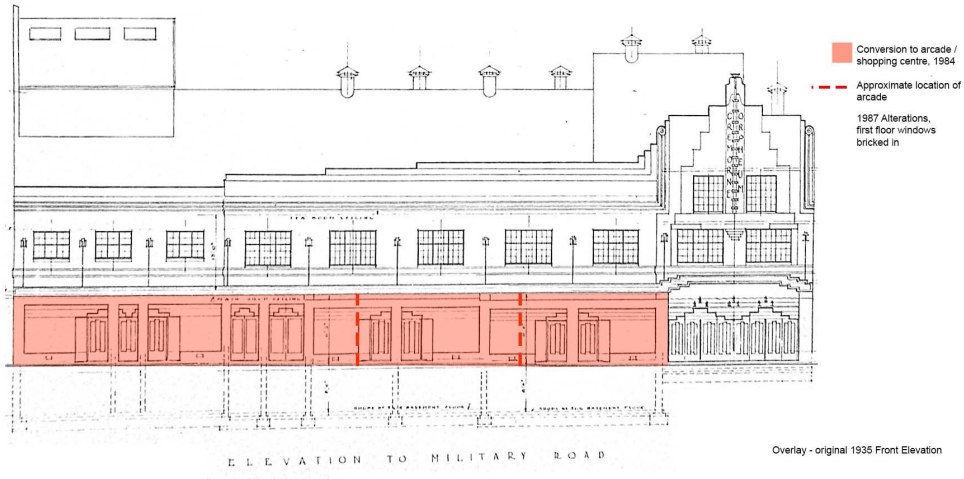
Foyer extended, new toilets, 1994

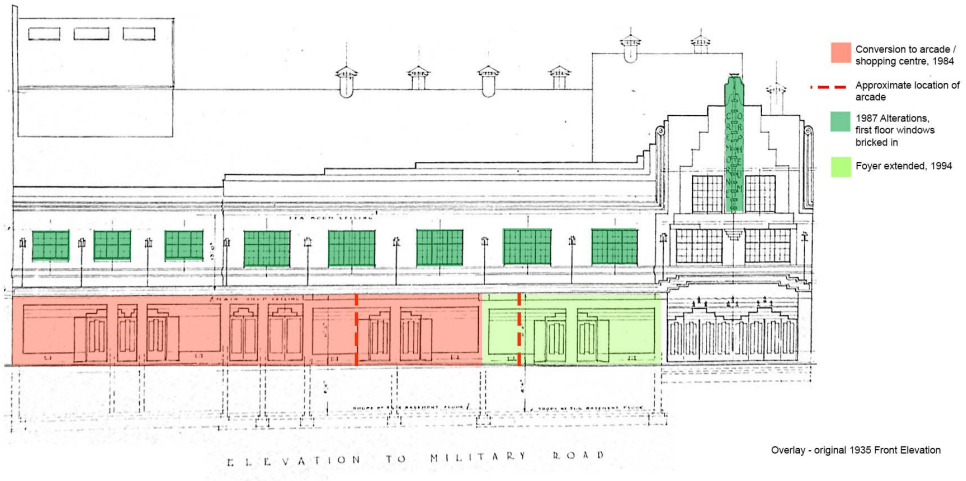
Overlay: 1987 Ground floor plan


New ticket booth and stairs from auditorium, 1987
Original foyer, converted to a shop in 1984, re-claimed for use as a foyer, 1991.
Hayden Cinema, briefly used as a cabaret venue. Alterations to the foyer to insert a projec-tion room. 1992
Foyer extended, new toilets, 1994
Removal of arcade, construction of two new cinemas, works to front and rear facade, extension to foyer, c2000
Overlay - c2000 Ground Floor Plan

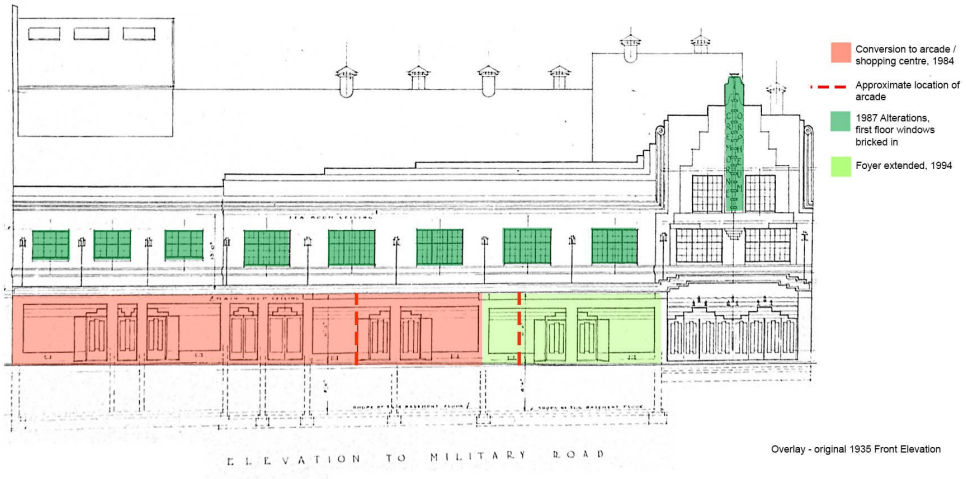

Flytower converted to offices, c1984
1987 works, including:
- New ballroom cinema, including bricking-up of Military Road windows
- New exit stairs
- Reconfiguraiton of existing bathrooms and kitchen
- 'Restoration' works to upper foyer
- 'Restoration' works to main auditorium
Overlay - original 1935 Ground Floor Plan


Flytower converted to offices, c1984
1987 works, including:
- New ballroom cinema, including bricking-up of Military Road windows
- New exit stairs
- Reconfiguraiton of existing bathrooms and kitchen
- 'Restoration' works to upper foyer
- 'Restoration' works to main auditorium
Overlay - original 1935 Ground Floor Plan
N

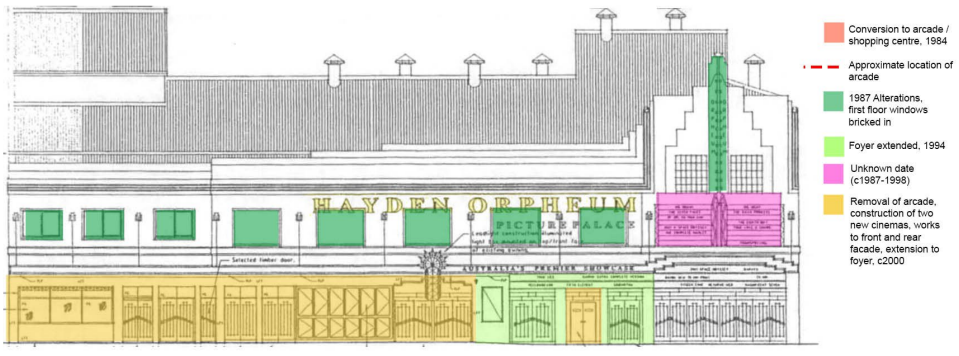

Conversion to arcade / shopping centre, 1984
Approximate location of arcade
1987 Alterations, first floor windows bricked in
ELEVATION TO MILITARY ROAD
Overlay - original 1935 Front Elevation



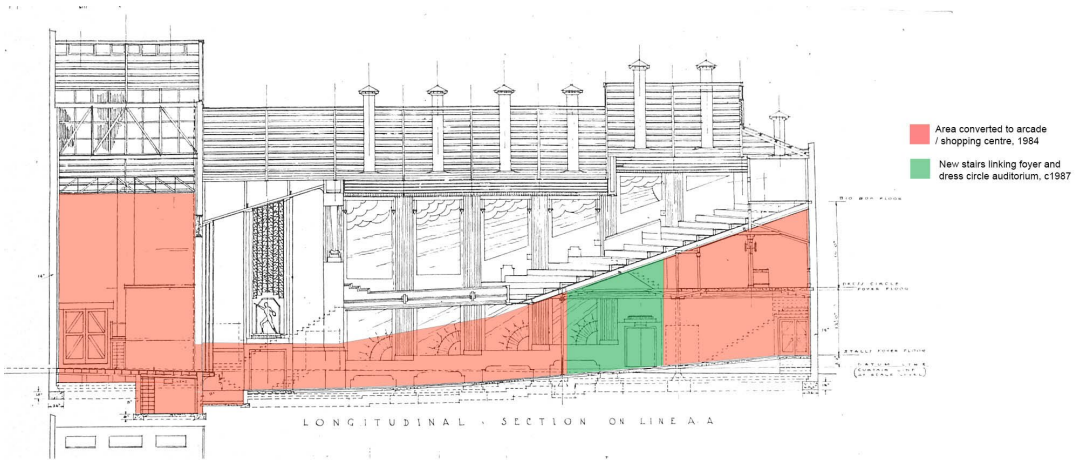
Overlay - original 1935 Front Elevation



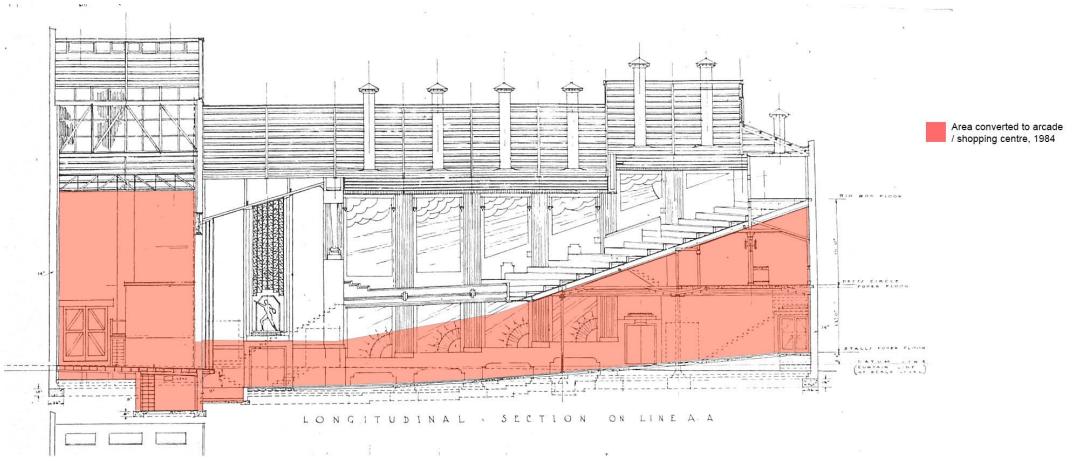
Overlay - original 1935 Front Elevation



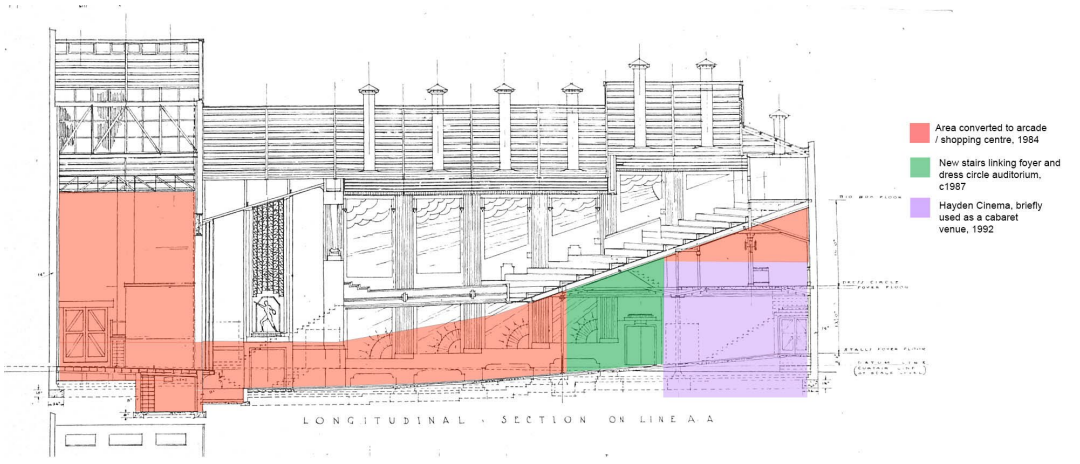
Overlay - c2000 Front Elevation

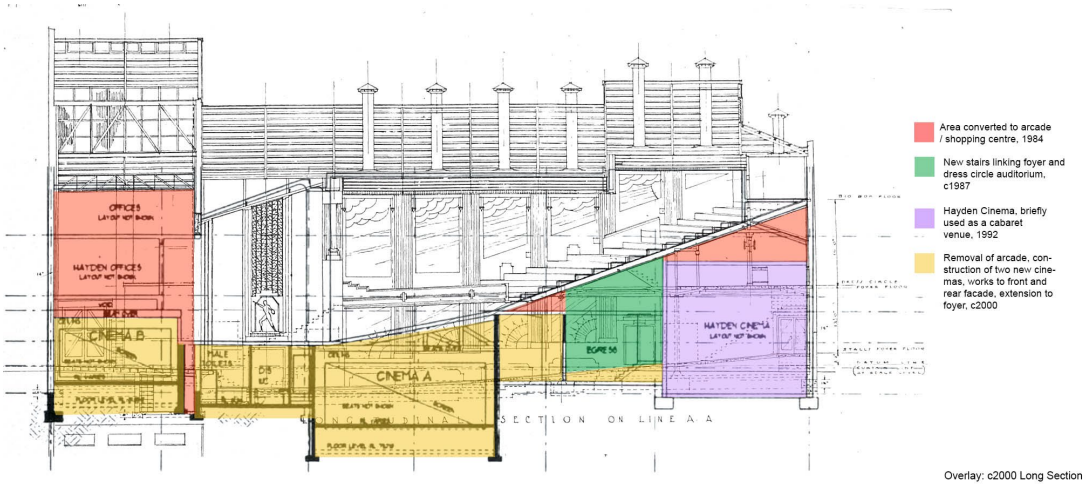


Overlay: Original 1935 Long Section



Overlay: Original 1935 Long Section





Overlay: c2000 Long Section

Appendix B

Heritage Inventory Sheet

Hayden Orpheum Picture Palace

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Item Details

Name

Cremorne Orpheum Theatre

SHR/LEP/S170

Cremorne Orpheum Theatre

Address

380 Military Road CREMORNE NSW 2090

Local Govt Area

North Sydney

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Built	Recreation and Entertainment	Cinema

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
380	Military Road	CREMORNE/NSW/2090	North Sydney	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

The Cremorne Orpheum like the Roxy at Parramatta, was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Designed by eminent theatre architect, George Newton Kenworthy, its intricate and lavish ornamentation exemplifies the successful use of Art deco stylism in popular architecture and with original fittings and decoration intact, it survives as one of the best surviving examples of Art Deco cinema design in Sydney.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria f)

Rarity

This item is assessed as aesthetically rare statewide.

Criteria g)

Representative

This item is assessed as historically representative statewide. This item is assessed as socially representative regionally.

Integrity/Intactness

Good - altered internally and externally

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
George Newton Kenworthy	F. T. Eastment and Sons Pty Ltd

Physical Description **Updated**

The Cremorne Orpheum is an extravagant and lively Art Deco conception, and a particularly sumptuous example of a thirties suburban cinema. The horizontal facade is lined with shops. The entrance to the cinema is impressively defined with stepped awning and stepping metal and glass light prisms over the doors. The interior remains remarkably unaltered. The two tiered auditorium exemplifies Art Deco whimsy and fantasy; it features two 'gambolling Nordic nudes' ensconced in backlit niches beside the stage, grasping disc-like suns in their outstretched hands. The ornately modelled plaster ceiling sets off chrome and glass light prisms. The decorative proscenium arch outlines a stage built both for vaudeville and cinema screenings, while a series of wall panels at the rear of the auditorium, reveals a gradually ascending sun. The foyers too are in character.This building is designed in the Inter-War Art Deco style.

Physical Condition **Updated**

Alterations internally to allow for additional cinema screens, including removal of original retail arcade. Steel windows at first floor along Military Road removed and in-filled.

Modifications And Dates

Further Comments

Current Use

Multiplex cinema

Former Use

Single-screen cinema, live theatre, ground floor retail arcade

Listings

Listings

					Records Retrieved: 3
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Local Environmental Plan	North Sydney Local Environmental Plan 2013	I0066	8/2/2013 12:00:00 AM		
Local Environmental Plan - Lapsed	Cremorne Orpheum Theatre	1198	6/1/2001 12:00:00 AM		
Local Environmental Plan - Lapsed	Cremorne Orpheum Theatre		11/3/1989 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The Italian-Australian Virgona family led by Angelo Virgona, ran the North Sydney Orpheum on the corner of Alfred Street and Junction Street in North Sydney from1913 (renovated in 1924). The North Sydney Orpheum was resumed and demolished in 1968 for the new Warringah Expressway. In 1934, Virgona commissioned a new cinema further north in the Cremorne area in 1934 with an Art Deco design by prominent architect George Newton Kenworthy, who allowed for the theatre to also be used for live stage productions. Completed at a cost of over £45,000, the Cremorne Orpheum Theatre was officially opened on 4 October 1935 by the Member of Parliament for Neutral Bay, Reginald Weaver. On its opening the Sydney Morning Herald noted that it was "designed on strictly modern lines, especially with regard to acoustic response and internal furnishings. It is regarded as one of the most up-to-date structures of the kind in Australia."

After a failed attempt to sell the theatre in 1971, it remained a family operated cinema until the Orpheum closed in 1979, a fate shared by many other suburban cinemas across Sydney, with the cinema concealed behind ground floor retail uses. The theatre was acquired in 1987 by a new owner, television personality Mike Walsh, at a cost of $2.5 million, who commissioned restoration works that transformed the theatre into a multiplex cinema, with the addition of a second screen in the former Ballroom area. The1987 restoration also added a 1925 Wurlitzer pipe-organ that was originally installed in the Wilson Theatre in Fresno, California until 1973, and it is often played at selected film screenings. Rechristened as the "Hayden Orpheum Picture Palace", it reopened on 9 December 1987, and a third and fourth screens were added in the 1990s. Two more screens were added in 2000 in the place of the former shopping arcade.

Historic Themes

Records Retrieved: 6

National Theme	State Theme	Local Theme
9. Phases of Life	Persons	Associations with George Newton Kenworthy, architect
8. Culture	Leisure	Unknown
8. Culture	Creative endeavour	Architectural Styles and Periods - Inter-war Art Deco
Developing cultural institutions and ways of life	Pastoralism	Unknown
Developing cultural institutions and ways of life	Defence	Architectural Styles and Periods - Inter-war Art Deco
Marking the phases of life	Social institutions	Associations with George Newton Kenworthy, architect

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2181198

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **heritagemailbox@environment.nsw.gov.au**

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Parraween Street
Cremorne

Heritage Assessment Addendum



Prepared for:
North Sydney Council

Prepared by:
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Sydney NSW 2000
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Email: mailbox@lsjarchitects.com

Final Issue: 28th March 2023

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Executive Summary

This report is an addendum to the *Parraween Street and Hayden Orpheum Picture Palace, Cremorne Heritage Assessment,* prepared for North Sydney Council (Council) by Lucas Stapleton Johnson and Partners, dated October 2022.

The earlier report aimed to review the potential creation of a Heritage Conservation Area covering the northern side of Parraween Street, Cremorne between Paling Street and Macpherson Street; and to determine whether any of the individual properties located along Parraween Street warranted listing as local and/or State heritage item. The report concluded the following:

- Parraween Street does not warrant protection as a Heritage Conservation Area.
- Nos. 50, 52, 54, 56, 70 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- Nos. 58 to 68 Parraween Street and Nos. 74 to 76 Parraween Street do not warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- Further research should be undertaken to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20th century development of the North Sydney Council LGA, including Nos. 82 to 88 and No. 108 Parraween Street.

Subsequently, North Sydney Council issued Interim Heritage orders over Nos. 50, 52, 54, 56, 70, 72, 78 & 80 Parraween Street (IHO 3/2022) and Nos. 82 to 88 Parraween Street (IHO 4/2022). Council also resolved to undertake further research into the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20th century development of North Sydney Council LGA as recommended in the initial report (October 2022).

Lucas Stapleton Johnson & Partners have been engaged by Council to undertake the following additional research in order to satisfactorily assess the merits of including all or some of the items identified in the recently gazetted IHOs in a future planning proposal for their listing as local heritage items under the *North Sydney Local Environmental Plan* 2013:

- Internal inspection of all properties which were the subject of the IHOs listed above to assist in a more holistic appreciation of their intactness.
- Further research into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 and No. 108 Parraween Street, within the context of their wider body of work.

This report concludes the following:

- Nos. 50, 52, 54 and 56 Parraween Street **warrant listing** as a local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 70 & 72 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 78 & 80 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

- Nos. 82, 84 and 88 Parraween Street **warrant listing** as local heritage items (individual listings) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- No. 86 Parraween Street **does not warrant listing** as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

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1. Introduction

1.1. Background to the Study

This report is an addendum to the *Parraween Street and Hayden Orpheum Picture Palace, Cremorne Heritage Assessment,* prepared for North Sydney Council (Council) by Lucas Stapleton Johnson and Partners, dated October 2022.

The October 2022 report aimed to review the potential creation of a Heritage Conservation Area covering the northern side of Parraween Street, Cremorne between Paling Street and Macpherson Street; to determine whether any of the individual properties located along Parraween Street warranted listing as local and/or State heritage item;, and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim of determining whether the place warrants listing on the State Heritage Register.

The following recommendations were made as a result of the assessment and analysis undertaken:

- Parraween Street does not warrant protection as a Heritage Conservation Area.
- Nos. 50, 52, 54, 56, 70 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- Nos. 58 to 68 Parraween Street and Nos. 74 to 76 Parraween Street do not warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan* 2013.
- Further research should be undertaken to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20th century development of the North Sydney Council LGA, including Nos. 82 to 88 and No. 108 Parraween Street.

On 4th November 2022, Council received advice that Complying Development Certificates (CDCs) had been submitted for the full or partial demolition of the dwellings at Nos. 50 to 88 Parraween Street and Nos. 63 to 67 Gerard Street, Cremorne. The lodgement of the CDCs indicated that Nos. 50, 52, 54, 56, 70 & 72, 78 & 80, and 82 to 88 Parraween Street were under a clear 'threat of harm', which is a prerequisite for an Interim Heritage Order (IHO) to be issued under the provisions of the *Heritage Act* 1977.

On 7th November 2022, an extraordinary Council meeting was held where Council resolved to support the issuing of an Interim Heritage Order (IHO 3/2022) on No's 50, 52, 54, 56, 70, 72, 78 & 80 Parraween Street as identified in the initial report by this firm (dated October 2022). Council also resolved to commence preparation of a Planning Proposal to include these properties as items of local heritage significance within the *North Sydney Local Environmental Plan* 2013.

On 14th November 2022, Council considered a Mayoral Minute and resolved that Council urgently issue an Interim Heritage Order (IHO 4/2022) with respect to Nos. 82 to 88 and that Council undertake further research on the properties at 82-88 Parraween Street, Cremorne to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20th century development of North Sydney Council LGA as recommended in the initial report (October 2022).

1.1.1. The Brief

As per the Brief, Lucas Stapleton Johnson & Partners have been engaged by Council to undertake the following additional research in order to satisfactorily assess the merits of including all or some of the items identified in the recently gazetted IHOs in a future planning proposal for their listing as local heritage items under the *North Sydney Local Environmental Plan* 2013:

- Internal inspection of all properties which were the subject of the IHOs listed above (with the exception of No. 86 Parraween Street) to assist in a more holistic appreciation of their intactness.
- Further research into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 and No. 108 Parraween Street, within the context of their wider body of work.

1.2. The Study Area

The suburb of Cremorne is located within the northern suburbs of Sydney, in the local government area of North Sydney Council, the Parish of Willoughby, County of Cumberland.

The study area for this report includes a portion of Parraween Street between Paling Street and Langley Avenue. Parraween Street is a residential street running east-west, parallel with and immediately to the north of Military Road, the principal road through the suburb of Cremorne (refer to Figure 1.1).

The individual properties that are the subject of this Heritage Assessment Addendum are as follows (refer to Figure 1.2):

Parraween Street Properties	
• 50 Parraween Street (Lot 30, Section 2 DP4785 and Lot 1, DP1050050 • 52 Parraween Street (Lot A, DP366345) • 54 Parraween Street (Lot B, DP366345) • 56 Parraween Street (Lot C, DP366345) • 70 Parraween Street (Lot X, DP 442664) • 72 Parraween Street (Lot Y, DP 442664)	• 78 Parraween Street (Lot 1, DP 441402) • 80 Parraween Street (Lot 2, DP 441402) • 82 Parraween Street (Lot 1, DP19887) • 84 Parraween Street (Lot 2, DP19887) • 86 Parraween Street (Lot 3, DP19887) • 88 Parraween Street (Lot 4, DP19887)

1.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in the following documents:

- *The Conservation Plan,* J. S. Kerr*,* Australia ICOMOS, Seventh edition, 2013
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc., 2013.
- *Assessing Heritage Significance,* Heritage NSW, 2001.
- Heritage NSW's publication *Heritage Manual*, 2002.

1.3.1. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

Abbreviations

c.	circa	ML	Mitchell Library
DP	Deposited Plan	NLA	National Library of Australia
HCA	Heritage Conservation Area	No.	Number
LEP	Local Environmental Plan	SHR	State Heritage Register
LRS	Land Registry Services, NSW	SLNSW	State Library NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd		

1.3.2. Exclusions

This report addresses only the European cultural significance of the place. This report does not address Aboriginal heritage significance (archaeology and cultural values).

Historical archaeology and the ecological values of the locality have also not been addressed as part of this study.

1.3.3. Copyright of Images

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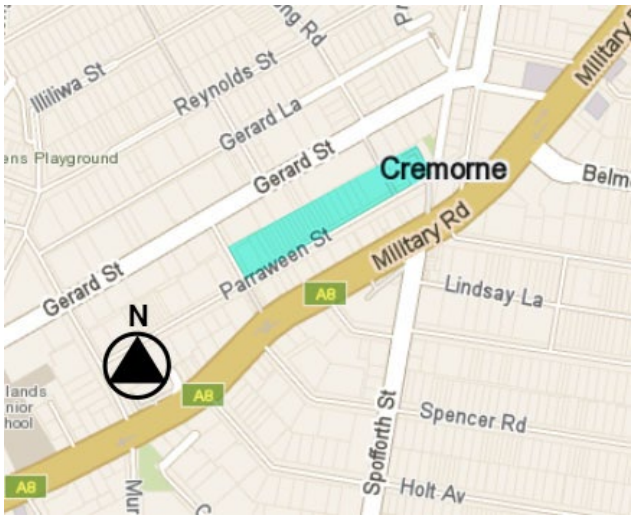


Figure 1. 1: Map of Cremorne showing the location of the study area (in blue). Source: Whereis.com



Figure 1. 2: Aerial photograph of the study area identifying the properties the subject of this Addendum report. Source: LRS SixMaps

2. Physical Evidence

2.1. Introduction

A site inspection of Parraween Street was undertaken in June 2022 and each building recorded and photographed externally. Preliminary research into each building was undertaken to identify the date, architect (where known) and original and/or early use of the place and historical associations.

In January and February 2023, internal inspections of the majority of properties which were the subject of the IHOs were undertaken. Access to No. 86 Parraween Street was not able to be obtained. Therefore the assessments contained in this report rely on the external of the property only.

The following provides an update of the physical description of the properties that are the subject of this Addendum.

2.2. Description of the Buildings

The following provides a brief description of the subject properties along the northern side of Parraween Street

2.2.1. No. 50 Parraween Street

No. 50 Parraween Street (Lot 1, DP1050050) was constructed in c1888 by builder John Connor and was the first residence to be built on the north side of Parraween Street east of Paling Street.

The property consists of a detached single storey cottage, in the Georgian revival style, with tiled gabled roof (originally corrugated metal), a single storey skillion rear wing with corrugated metal roof, and an attached skillion laundry with corrugated metal roof. A timber framed pergola with corrugated polycarbonate roof cladding is attached to the rear elevation.

The whole of the dwelling is rendered and painted, the render is quite thin and in poor condition in places and the house may have originally been in face brick. All chimneys have been removed and two 'whirly bird' roof vents are located on the rear roof plane.

The configuration and detailing of the external elevations of the house remain substantially intact with timber framed double hung sash windows, rounded headed window openings, timber framed windows with glazed louvres, and hooded vents (also rendered over). The house appears to be in fair condition externally.

The front elevation is the most decorative with moulded sill brackets to the windows on both sides of the front door and rendered quoining around the front door. The front door appears original, being a five panelled door with bolection moulding and yellow obscure glazing (later infills) in the upper panels and fanlight above. The architrave of the front door is detailed with dentil mouldings.

The front verandah has a concrete floor with plain timber posts without bracketing, timber fascia with beaded edge and the roof of the verandah is contiguous with the front roof plane and is also tiled.

Internally, the dwelling remains substantially intact, although is in fair to poor condition. Internal detailing is very simple with plain, shallow, coved cornices, fibrous cement ceilings, timber flooring (carpeted over), simple timber skirtings and moulded timber architraves to internal doors. All fireplaces have been removed although the chimney breast in the living room survives.

The internal configuration of the rear wing has been altered, although it appears the dwelling may have originally had two small projecting rear wings with an open courtyard between which has since been infilled to form a sleep-out. The original rear door with fanlight leading from the living room remains discernible. The rear wings retain their original uses, being a bathroom and a kitchen (although both have been refitted).

The residence is located on a substantial allotment, with a generous rear yard containing a large, corrugated metal clad shed, with driveway access running along the eastern boundary. The front yard is defined by a timber post and metal balustrade fence on concrete base and consists of mixed plantings.

Generally, the condition of the dwelling is fair, and it is of relatively high integrity in terms of its overall form and configuration and detailing.



Figure 2. 1: No. 50 Parraween Street



Figure 2. 2: No. 50 Parraween Street front door detail.



Figure 2. 3: Detail of front verandah and window



Figure 2. 4: East elevation



Figure 2. 5: Rear elevation.



Figure 2. 6: Rear yard and shed.



Figure 2. 7: Rear elevation with skillion addition.



Figure 2. 8: Original rear door and window.



Figure 2. 9: Typical internal detailing in front bedroom.



Figure 2. 10: Typical internal architraves.



Figure 2. 11: Living room chimney breast. Fireplace removed.



Figure 2. 12: Kitchen with later fitout.

2.2.2. No. 52 Parraween Street

No. 52 Parraween Street (Lot A DP366345) is the western most dwelling of a row of three attached workers cottages, that were constructed in c1889 by builder John Connor.

The property consists of a single storey gabled roof cottage of rendered masonry, with corrugated metal roof, timber framed windows and four panelled timber front door with fanlight with pattern glazing. As with No. 50, the architrave to the front door is detailed with dentil mouldings and the front window has moulded sill brackets. The front verandah is inset under the front roof plane with masonry fin walls with arched recesses. Decorative cast iron brackets are provided at each end of the verandah. The floor of the verandah has been clad in slate (?) tiles to match the entry pathway and the roof has been boarded.

Attached to the western elevation is a single storey rendered masonry skillion addition, with corrugated metal roofing and timber framed windows, which is currently in use as a playroom.

At some stage, the single storey skillion rear wing of the house has been rebuilt and extended to provide kitchen, dining, bathroom and bedroom. Evidence of the original skillion rear wing has been retained in the form of the opening between the original living room and new kitchen (see Figure 2.20).

The main chimney and rear chimney survive, both being of rendered masonry with glazed terracotta pots. The location of the kitchen hearth is no longer discernible in the layout of the kitchen.

The original configuration of the main wing of the house, with entry hall, master bedroom and living room remains intact.

Internally, the dwelling has been refurbished with new timber flooring throughout. Surviving original detailing includes cornices, skirting boards, decorative moulded air vents, window architraves and a moulded ceiling rose in the living room. The door opening between the front hall and the living room appears also to be a later infill, replacing a timber door with fanlight above. The chimneybreast with mantel, fireplace and hearth tiles survives in the living room, although the hearth is a later addition.

The dwelling is located on a long allotment with two rear sheds, one being of brick construction, with corrugated metal skillion roof and timber window and door joinery that is in use as a home office. Behind is another metal clad shed. The whole of the rear yard has been paved in slate (?) tiles.

Generally, the condition of the dwelling is good, and it is of high integrity in terms of its overall form and configuration, although the later refurbishment work at the rear makes the place of moderate integrity.



Figure 2. 13: No. 52 Parraween Street with later addition skillion to west elevation.



Figure 2. 14: Front elevation.



Figure 2. 15: Front elevation of skillion addition



Figure 2. 16: Detail of front door with dentils matching those at No. 50 Parraween Street



Figure 2. 17: Side passage with portico.



Figure 2. 18: Rear and east elevation of rear wing.



Figure 2. 19: Rear shed converted for use as a study.



Figure 2. 20: View from kitchen to living room showing form of original skillion rear wing expressed in the opening.



Figure 2. 21: Original fireplace with later hearth.

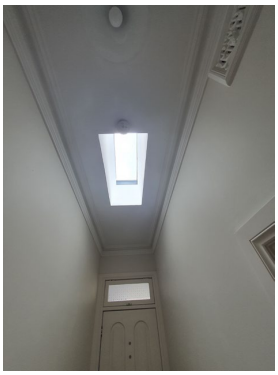


Figure 2. 22: Ceiling to front hallway

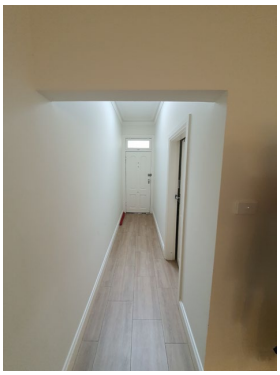


Figure 2. 23: Front hallway with altered opening into living room.

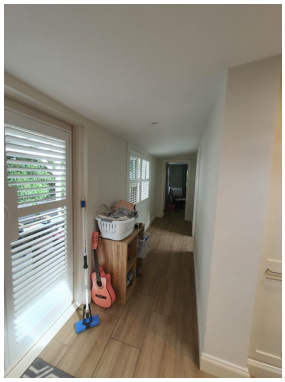


Figure 2. 24:: Rear hallway of later extension to rear wing.

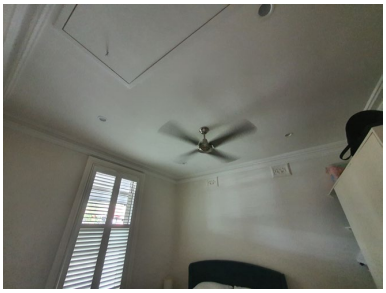


Figure 2. 25: Ceiling to bedroom with original cornices.



Figure 2. 26: Original cornices and ceiling rose (damaged) to living room.

2.2.3. No. 54 Parraween Street

No. 54 Parraween Street (Lot B DP366345) is the centre dwelling in a row of three attached workers cottages, that were constructed in c1889 by builder John Connor.

The property consists of a single storey gabled roof cottage of rendered masonry, with corrugated metal roof, timber framed windows and four panelled timber front door, and a fanlight with pattern glazing. The render to the front elevation is ashlar lined.

As with No. 50 and 52, the architrave to the front door is detailed with dentil mouldings and the front window has decorative moulded sill brackets. The front verandah is inset under the front roof plane and separated from its neighbour by rendered masonry fin walls with arched recesses. Decorative cast iron brackets are provided at each end. There is evidence in the fin walls to suggest that the verandah roof was originally slightly concave.

A small skillion rear wing survives which is also of rendered masonry with corrugated metal roofing, with timber framed doors and windows. Attached to this is a fibrous cement skillion addition in use as a laundry. The side passage on the east side of the rear wing leading to the rear yard is covered over with a timber pergola and polycarbonate roofing.

Both the main chimney of face brick with glazed terracotta pot and the rendered masonry rear chimney (pot missing) survives. Evidence of the kitchen hearth survives in the form of the upper portion of the chimney breast.

The original configuration of the house, with entry hall, master bedroom and living room leading into the rear wing with kitchen and bathroom and separate laundry remains intact.

Internally, it appears that the dwelling has undergone a series of refurbishments, including in the mid-20th century which has resulted in the addition of rendered masonry wainscoting to all rooms in the main wing of the house. The internal joinery also appears to be of similar date, being very simple in profile with no mouldings as would traditionally be found in a dwelling of this date. This work gives the interiors a Moderne style overlay that is somewhat incongruous with the exterior detailing. The chimney breast with mantel piece survives in the living room (the fireplace has been closed over). At some stage, it also appears that all the ceilings have been replaced including the cornices which are simple and coved. The kitchen and bathroom are both later fitouts.

The dwelling is located on a long allotment with a rear yard that half paved in concrete and half lawn with shrubs and trees planted along the east and west boundaries.

Generally, the condition of the dwelling is good, and it is of high integrity in terms of its overall form and configuration, although the later refurbishment work internally and replacement materials makes the place only moderate integrity.



Figure 2. 27: Front elevation of No. 54 Parraween Street



Figure 2. 28: Front door with fanlight and dentil mouldings matching those at No. 50 Parraween Street



Figure 2. 29: Front window.



Figure 2. 30: Rear elevation of rear wing.

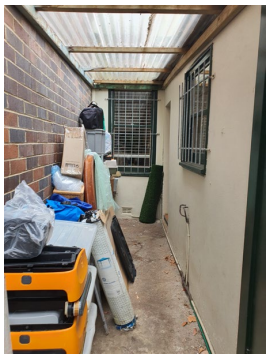


Figure 2. 31: Side passage with window to main wing.

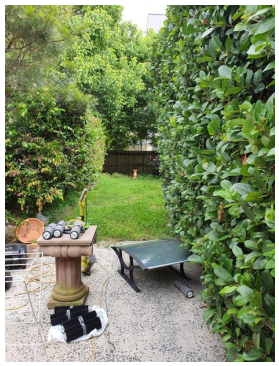


Figure 2. 32: Rear yard.

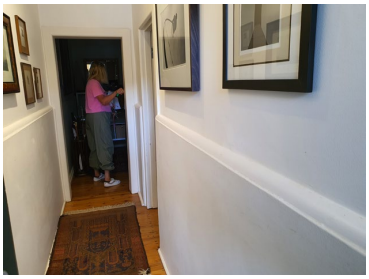


Figure 2. 33: Front hallway with later moulded render wainscotting.

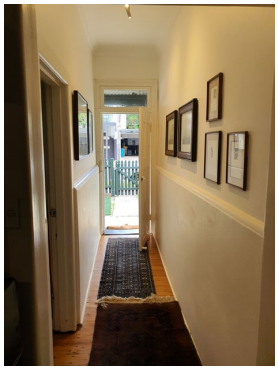


Figure 2. 34: View of front hall wall looking to front door.

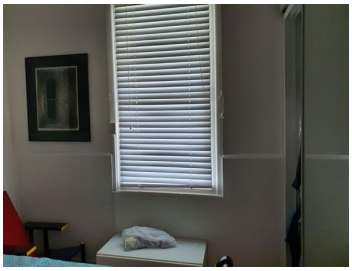


Figure 2. 35: Detail of moulded render wainscotting to front bedroom.



Figure 2. 36: Living room with original window.

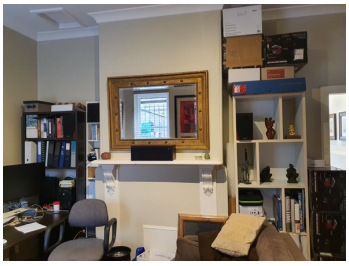


Figure 2. 37: Chimney breast with mantelpiece in living room.

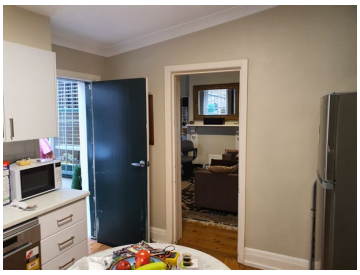


Figure 2. 38: Kitchen looking through to living room.



Figure 2. 39: Kitchen fitout



Figure 2. 40: Bathroom fitout

2.2.4. No. 56 Parraween Street

No. 56 Parraween Street (Lot C DP366345) is the eastern most dwelling in a row of three attached workers cottages, that were constructed in c1889 by builder John Connor.

Access to the rear wing of this property was not available and only the front hall and bedroom were inspected internally.

The property consists of a single storey gabled roof cottage of rendered masonry with corrugated metal roof facing the street with a later two storey rear addition of rendered masonry with corrugated metal roofing. The ridge of the main wing of the house has been slightly raised in order to accommodate the first floor of the rear wing behind. This work was undertaken in c2014 (DA 17/14 and DA 458/13).

Although the front elevation of the cottage retains its original configuration, much of the decorative detailing matching Nos. 54 and 54 Parraween Street has been removed including the architrave with

dentil mouldings to the front door, the front door, the rendered masonry window sill with moulded sill brackets and the cast iron brackets to the verandah. The floor of the verandah has been clad in sandstone tiles and the roof has been boarded over.

Internally, it appears the dwelling has been completely refurbished including new internal joinery, new cornices, skirtings, ceilings and floors. The original configuration of the cottage survives only in the entry hall and front bedroom. All of the original cottage from the living room has been demolished to accommodate the new two storey rear wing.

The dwelling is located on a long allotment with an open rear yard with metal pergola attached to the rear wing and a paved front yard that holds a single car space.

Generally, the condition of the place is good, and the cottage has moderate integrity to its form and configuration and street elevation, while the front hallway and bedroom survive, the remainder of the house is no longer intact.



Figure 2. 41: No. 56 Parraween Street


Figure 2. 42: View of Nos. 52 to 56 Parraween Street. No. 56 Parraween is at the right with altered roof and first floor addition.


Figure 2. 43: Front elevation with later addition window, front door and sandstone paving to verandah.


Figure 2. 44: Replaced architrave to front door.


Figure 2. 45: Rear yard.


Figure 2. 46: Side passage showing east elevation.

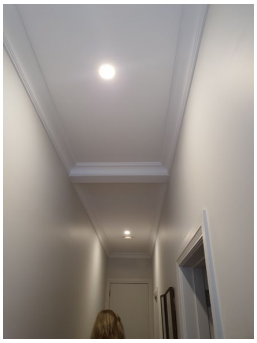

Figure 2. 47: View of front hall with new ceilings and cornices.


Figure 2. 48: View of front bedroom with new ceiling and cornices. Note the ceiling has been lowered to accommodate the first floor addition.

2.2.5. No.70 Parraween Street

No. 70 Parraween Street (Lot X DP 442664), is the western half of a pair of semi-attached dwellings together, with No. 72 Parraween Street, built in c1908 by local developer Charles Blackman.

The dwelling is a single storey cottage of face brick on sandstone base course with tiled hipped roof in the Federation/Arts & Crafts style, with a four panel front door with top panels glazed and a etched glass fanlight, a timber framed French door with fanlight and timber louvered shutters and flat gauged brick arches over both. A name plate "Anfield" is attached to the front wall adjacent to the front door.

The front elevation contains a verandah with tessellated tiles and a concrete edge, timber verandah posts with decorative timber brackets, boarded ceiling and exposed eaves rafters. The roof of the verandah is contiguous with the main roof and is also tiled.

Internally, the main cottage remains highly intact, although the detailing is old fashioned and is not in keeping with the Federation or Arts & Crafts styles. A double length entry hall is divided by an arched opening, with two bedrooms accessed from the hallway which leads into the living room.

The front room (master bedroom) retains the chimney breast, however no evidence of the fireplace or hearth remains. The living room retains its fireplace, with decorative fireplace tiles and plain hearth tiles. The fire surround is simply detailed and of painted timber and appears to be a later addition.

Original details include decorative air vents, decorative moulded ceiling roses, picture rails, timber moulded skirtings, plain coved cornice with reeded detailing on the ceiling, and moulded timber architraves to door and window openings. Flooring throughout has been replaced.

It appears that the original configuration of the house included a rear wing, accessed from the living room, with a separate doorway providing direct access into the rear yard (two original doors are located on either side of the fireplace in the northern wall). At some stage the original rear wing has been demolished and rebuilt to provide a new kitchen with dining/living area, separate laundry and bathroom. Currently, shelving is placed in front of what appears to be the original back door of the house (see Figure 2.60). The western elevation of the rear wing is in fibrous cement planning to resemble weatherboards.

Although a narrow allotment, the rear yard is of a reasonable size with a timber pergola with polycarbonate and a separate shed. The front yard is paved and contains a single car space. The property is screened from public view by a high (1.8m) solid metal front fence.

The cottage is in good condition and the main body of the dwelling is highly intact, while the rear wing has been substantially altered and of little integrity.



Figure 2. 49: Front entry to No. 70 Parraween Street with decorative bracket to verandah.



Figure 2. 50: Front elevation with French doors.



Figure 2. 51: Rear elevation of rear wing.



Figure 2. 52: Rear yard with later addition shed.

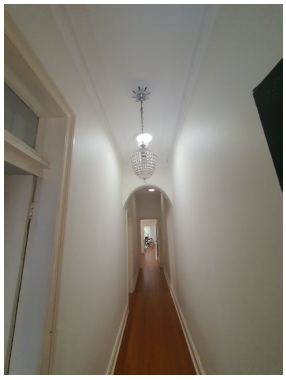


Figure 2. 53: Front hallway with original door with fanlight to bedroom.

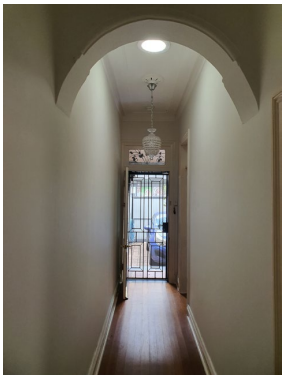


Figure 2. 54: Front hallway with arched opening.

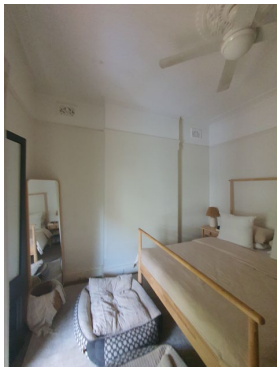


Figure 2. 55: Front bedroom with chimney breast. Fireplace has been removed.



Figure 2. 56: Living room with original doors to either side of chimney breast.



Figure 2. 57: Original fireplace in living room.



Figure 2. 58: Altered rear wing with kitchen fitout.

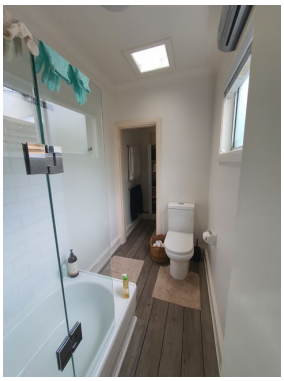


Figure 2. 59: Bathroom within original rear wing with later fitout

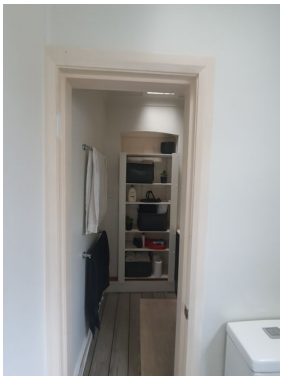


Figure 2. 60: Shelving over original door leading into living room.

2.2.6. No. 72 Parraween Street

No. 72 Parraween Street (Lot Y DP 442664), is the eastern half of a pair of semi-attached dwellings, together with No. 70 Parraween Street, built in c1908 by local developer Charles Blackman.

The dwelling is a single storey cottage of face brick on sandstone base course with tiled hipped roof in the Federation/Arts & Crafts style, with projecting front bay with gable front with painted timber shingles and timber barge board, cement (?) tile awning on decorative timber brackets with exposed eaves rafters over an aluminium framed sliding window.

The main entry to the house is located on its east elevation via a verandah which has been enclosed with weatherboards and contains aluminium framed windows. The original configuration and detailing of the verandah remains discernible in the tessellated tile flooring

The front door is a three panel, half glazed door with fanlight (painted over) with timber threshold, leading into the entry hallway, with a bedroom leading off to the left. The hall turns to the right via an arched opening leading through to the living room, with a second bedroom on the right.

Internal details match those found at No. 70 Parraween Street including decorative air vents, decorative moulded ceiling roses, picture rails, timber moulded skirtings, plain coved cornice with reeded detailing on the ceiling, and moulded timber architraves to door and window openings. Flooring has been carpeted over.

The living room retains its chimney breast with a later replacement mantel piece, although the fireplace has been removed. A chimney breast also remains in the front bedroom, although the fireplace and mantel have been removed.

The rear wing with kitchen and bathroom, is a later addition, of rendered fibrous cement sheeting with corrugated metal skillion roof that extends across the whole width of the main body of the cottage.

A timber framed pergola over a timber deck is attached to the rear elevation and occupies the majority of the small rear yard. A metal shed is also located in the rear yard. The front yard is paved over in concrete and is used as hard stand parking for a car and a boat.

The cottage appears to be in fair to good condition and the main body of the dwelling is highly intact in terms of configuration and detailing, while the rear wing has been substantially altered and is of little integrity.



Figure 2. 61: No. 72 Parraween Street



Figure 2. 62: Enclosed side verandah and original timber awning with brackets to front window (replaced with aluminium framed window).



Figure 2. 63:: Side passageway with original windows and boarded eaves.



Figure 2. 64:: View of rear yard with shed and covered deck.

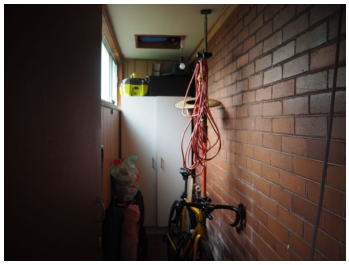


Figure 2. 65: Internal view of enclosed side verandah.



Figure 2. 66: Original encaustic tiles to verandah floor.

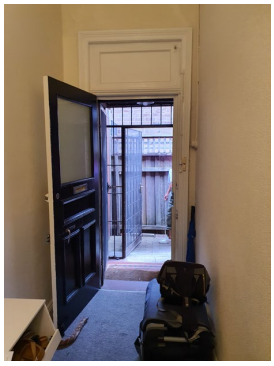


Figure 2. 67: Internal view of front door with fanlight (painted over)

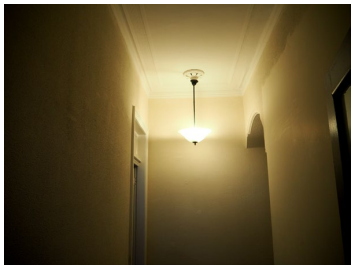


Figure 2. 68: Entry hallway.



Figure 2. 69: Arched opening in hallway.



Figure 2. 70: Front bedroom with original window architrave and later aluminium framed window.



Figure 2. 71: Chimney breast to living room with later fireplace and mantel.



Figure 2. 72: Detail of original cornice, picture rail and ceiling rose to living room.

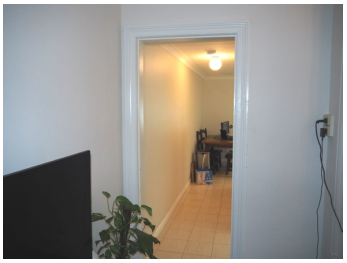


Figure 2. 73: Later door architrave to opening leading into rear wing.



Figure 2. 74: Rear wig with kitchen fitout.



Figure 2. 75: Original internal door with fanlight (painted over).

2.2.7. No. 78 Parraween

No. 78 Parraween Street (Lot 1 DP 441402), is the western half of a pair of semi-attached dwellings, together with No. 80 Parraween Street, built in c1908 by local developer Charles Blackman.

The property contains a single storey semi-detached cottage of painted brick, with tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, a front verandah under the front roof plane, with Art Nouveau style brackets on decorative timber posts, painted concrete flooring and painted brick fin wall with recessed arch separating it from the adjoining dwelling.

The façade has 2 x arch headed timber framed, single pane, sash windows, a later timber front door with original fanlight, and a name plate “Araluen” is attached to the front wall adjacent to the front door. The original face brick chimney to the kitchen hearth is visible in the rear roof plane (no pot).

The cottage is generally in the Federation style.

Internally, the house contains a double length entry hall with arched opening and decorative moulded corbels, and painted pressed metal ceilings, with two bedrooms leading off the hall on the left. Internal doors are four panelled with fanlights and both bedrooms have painted pressed metal ceiling.

The four panelled door with fanlight leading into the living room has a patterned glazed upper panel and the living room is located at a lower floor level than the entry hall.

The living room retains its chimney breast, mantel and fireplace, which are all painted. Furniture is currently placed in front of the fireplace and it is assumed it is closed over. The ceiling appears to have bene replaced in the living room.

Original, T&G boarding is visible in the front bedroom and both the front bedroom and living room retain their picture rails. Skirtings and architraves in the main body of the cottage are of moulded timber.

The rear wing has been completely rebuilt, although the location of the original rear elevation is visible in ceiling of the kitchen. According to the current occupant, a door was originally located immediately adjacent to the rear living room door, however this was closed over as part of the later refurbishment works and the entry into the bathroom/laundry reconfigured. A later addition awning over a paved patio area is attached to the rear elevation. The side passage is paved in brick and concrete.

The dwelling is set back from the street frontage with a single hard stand car space located in the front yard. The small rear yard is lawn, with plantings along the side boundaries and mature conifer in the north-east corner.

The dwelling is in good condition and the main body of the cottage is substantially intact and of high integrity. The rear wing has been completely reconfigured and rebuilt and is of little integrity.



Figure 2. 76: Front elevation of Nos. 78 and 80 Parraween Street



Figure 2. 77: Front elevation of No. 78 Parraween Street.



Figure 2. 78: Rear elevation.



Figure 2. 79: Rear yard.



Figure 2. 80: Side passageway.

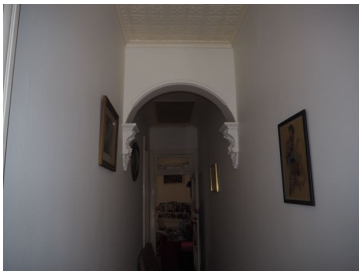


Figure 2. 81: Entry hallway with arched opening and decorative moulded corbels.

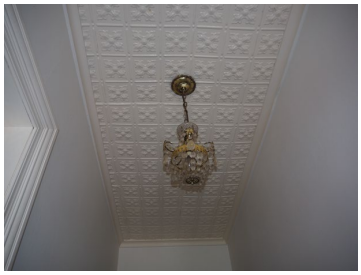


Figure 2. 82: Pressed metal ceiling to entry hallway.



Figure 2. 83: Pressed metal ceiling to front bedroom.

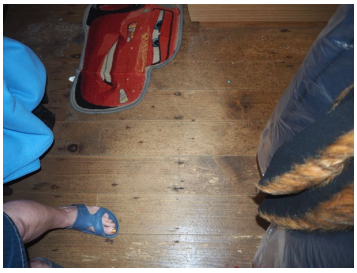


Figure 2. 84: Original timber flooring in front bedroom.



Figure 2. 85: Typical internal door with fanlight to second bedroom.



Figure 2. 86: Pressed metal ceiling in second bedroom.

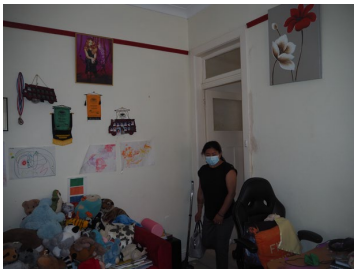


Figure 2. 87: Original half glazed door with fanlight to living room.

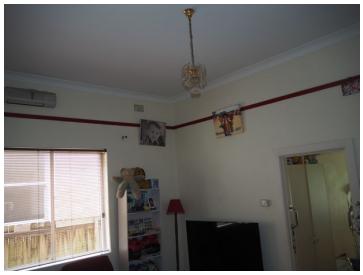


Figure 2. 88: Living room with replaced ceiling and cornices and original picture rail. The window is also a later addition.

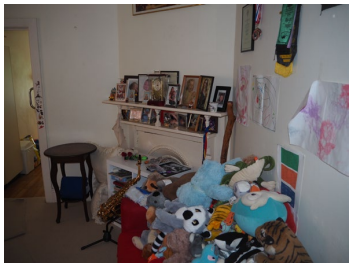


Figure 2. 89: Original fireplace with hearth boarded over in living room.



Figure 2. 90: Later addition rear wing with kitchen fitout.

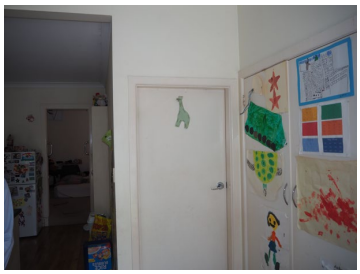


Figure 2. 91: Reconfigured rear wing now containing bathroom.

2.2.8. No. 80 Parraween Street

No. 78 Parraween Street (Lot 2 DP 441402) is the eastern half of a pair of semi-attached dwellings, together with No. 78 Parraween Street, built in c1908-10 by local developer Charles Blackman.

The property contains a single storey semi-detached cottage of painted brick, with tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, a front verandah under the front roof plane, with Art Nouveau style brackets on decorative timber posts, painted concrete flooring and painted brick fin wall with recessed arch separating it from the adjoining dwelling.

The façade has a single arch headed, timber framed, sash window and a later timber front door with original fanlight with a painted design of the silhouette of cats.

The cottage is generally in the Federation/Arts & Crafts style.

Internally, the dwelling is identical to its adjoining neighbour, No. 78 Parraween Street, with a double length entry hall with arched opening and decorative moulded corbels, two bedrooms leading off the hallway (one to the left and one to the right) and a living room located a lower floor level than the hallway.

Original internal details include pressed metal ceilings in the hallway, moulded timber architraves and skirtings, four panelled doors with fanlights (the living room door has been removed) and T&G timber board flooring. Ceilings to the bedrooms and living room have been replaced and no evidence of a fireplace in the front bedroom was found, although it is assumed it was located behind the built-in wardrobe.

As with No. 78 Parraween Street, the living room chimney breast and fireplace is located in the corner of the room, however the surround and hearth have been reclad in granite tiles with a timber mantel and an electric fireplace installed.

The rear wing has been rebuilt and extended, although evidence remains of the location of the original rear wall in the ceiling. The bathroom is retained in its original location within the rear wing.

A timber deck has been constructed abutting the rear elevation and the rear yard is partially paved with a mix of plantings. The side passage is paved in concrete. As with No. 78 Parraween Street, the front yard is partially paved to accommodate a hard stand single car parking space.

The dwelling is in good condition and the main body of the cottage is substantially intact and of high integrity. The rear wing has been reconfigured and rebuilt and is of little integrity.



Figure 2. 92: Nos. 78 and 80 Parraween Street.



Figure 2. 93: Frontage of No. 80 Parraween Street with No. 82 Parraween Street adjacent.

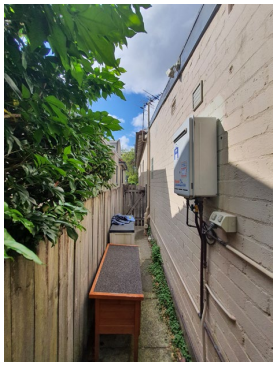


Figure 2. 94: Side passage to east side of house.



Figure 2. 95: View of rear elevation of rear wing.



Figure 2. 96: Rear yard.

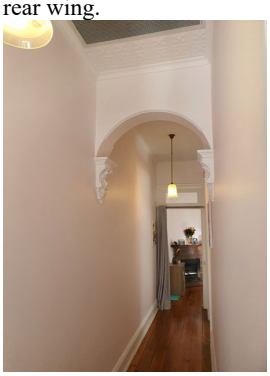


Figure 2. 97: Entry hallway with arched opening and decorative moulded corbels.

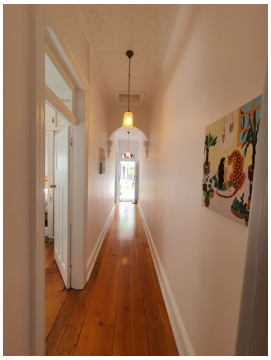


Figure 2. 98: Entry hallway with pressed metal ceiling and original door with fanlight to bedroom.

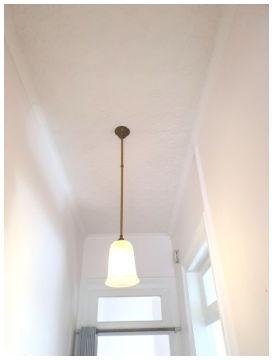


Figure 2. 99:: Pressed metal ceiling to hallway.



Figure 2. 100: Original window and air vent to bedroom with new ceiling and cornices.



Figure 2. 101: Typical skirting boards and original timber board flooring.



Figure 2. 102: Typical door architrave with fanlight.



Figure 2. 103: Later addition fireplace and hearth to original chimney breast in living room.



Figure 2. 104: Door to rear wing from living room.



Figure 2. 105: View of living room.



Figure 2. 106: Rear wing with later kitchen fitout.

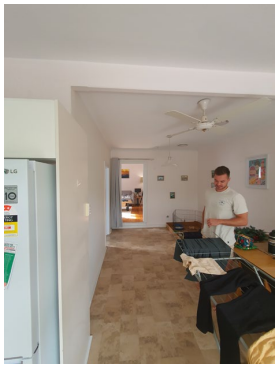


Figure 2. 107: Rear wing with later kitchen fitout.

2.2.9. No. 82 Parraween Street

No. 82 Parraween Street (Lot 1 DP 19887) is a free-standing Federation cottage, built in c1914 by Helier Harbutt, a local builder and developer.

The property contains a single storey free-standing cottage of painted brick on sandstone base course with tiled hipped roof and projecting front bay with timber battened gable front and arch headed timber framed, sash windows. A matching set of casement windows with arched brick window heads and rendered sills are located on the front elevation. The front verandah is located under the front roof pane with simple chamfered timber posts and the tessellated tiled flooring appears to be a later reconstruction. No brackets survive. The front door is a later addition timber door with original patterned glass fanlight. It is noted that the side (east) elevation of the main body of the cottage remains unpainted and indicates that the house was probably originally face brick in a light-coloured brick.

Internally, the original configuration of the house survives with central entry hallway and three bedrooms leading off the hallway and a relatively small living room. It appears that an arched opening has been removed and replaced with a square arch opening along the hallway. Original details that survive include ceilings (fibrous cement), cornices, ceiling roses and chimney breasts, although no fireplaces remain. Internal doors appear to be original, although the architraves are very simple in profile. The original rear wing containing the bathroom and laundry is now enclosed within a larger rear wing structure containing kitchen and dining/living area.

Externally, the main body of the house is substantially intact. Internally, the house remains intact to its configuration and detailing and the place is considered to be of high integrity.



Figure 2. 108: No. 82 Parraween Street.



Figure 2. 109: Later tiling to verandah.

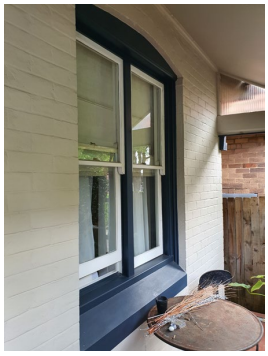


Figure 2. 110: Original windows to front elevation.



Figure 2. 111: Rear elevation of rear wing.



Figure 2. 112: View down west side passage.



Figure 2. 113: View down east side passage with face brick to main body of house.

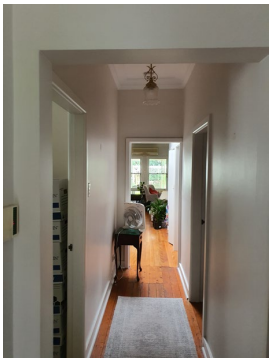


Figure 2. 114: Hallway with square arch opening (later addition).

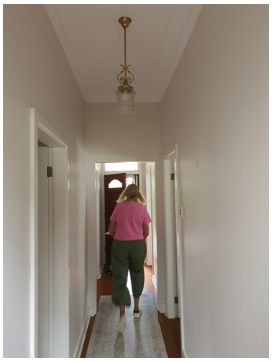


Figure 2. 115: Hallway looking to front door.



Figure 2. 116: Ceiling and cornices to front bedroom.



Figure 2. 117: Ceiling and cornices to master bedroom.

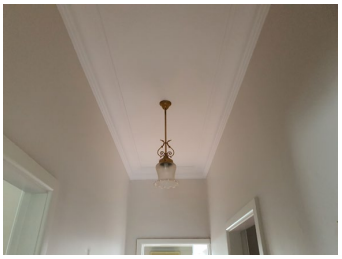


Figure 2. 118: Cornices to hallway.

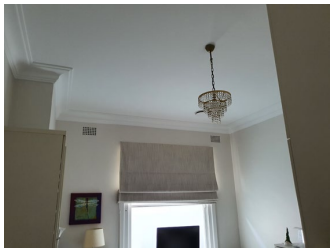


Figure 2. 119: Ceiling and cornices to living room. Note chimney breast.

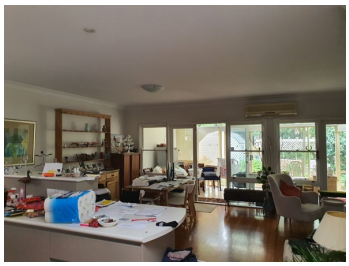


Figure 2. 120: View of later addition rear wing with kitchen and living/dining area.

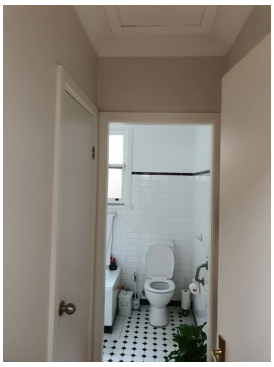


Figure 2. 121: Bathroom within original rear wing.



Figure 2. 122: Original rear wing (altered) now enclosed within large, later addition rear wing.



Figure 2. 123: Location of former fireplace in living room now with built in cupboard.

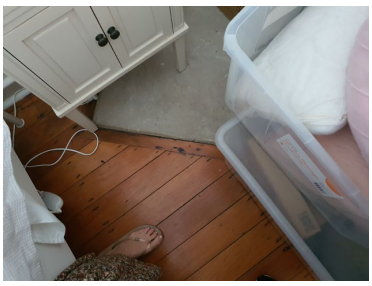


Figure 2. 124: Concrete hearth providing evidence of location of original corner fireplace in master bedroom.

2.2.10. No. 84 Parraween Street

No. 84 Parraween Street (Lot 2 DP19887) is a Federation cottage built in c1908 by Helier Harbutt, local builder and developer.

The single storey, free standing cottage is of face brick with tiled, hipped roof with facebrick chimney and terracotta pot, a projecting front gable with rough cast render to the gable front, two arch headed windows, single pane, single hung timber windows, brick sills and flat gauge brick arches. The front verandah with exposed timber rafter eaves has timber posts with Art Nouveau style brackets, painted concrete flooring. The front elevation contains a half-glazed, four panel front door with fanlight and single arch headed window, single pane, double hung timber window.

The house is well setback from the street with a garden and two concrete paths. No carparking is provided for in the front yard.

Internally, the house appears substantially intact, with entry hallway with two bedrooms off either side, a door opening (door removed) with fanlight leading into the living room and a similar door opening leading into the kitchen from the living room.

The house contains original door joinery, four panel doors, picture rails, ceiling roses and two ornate timber fireplaces (one in the master bedroom and the other in the living room). The living room fireplace retains its original blue and white fire surround and hearth tiles and according to real estate photographs, the bedroom fireplace retains its green and white hearth tiles. The ceiling to the master bedroom has been battened, although all ceilings appear original (fibrous cement).

A small room leads off the living room with a boarded ceiling and the kitchen and bathroom are contained within the original rear wing (face brick with skillion roof) with a box room accessed from the kitchen.

The house appears to be in fair condition and is in need of repointing, however, it is highly intact and considered to be of high integrity.



Figure 2. 125: No. 84 Parraween Street.



Figure 2. 126: Verandah post and bracket, exposed eaves rafters and front window.



Figure 2. 127: Rear elevation.



Figure 2. 128: Western side passage showing the intersection between the rear wing and the main house



Figure 2. 129: Rear yard.



Figure 2. 130: Battened ceiling with ceiling rose and picture rail to master bedroom.

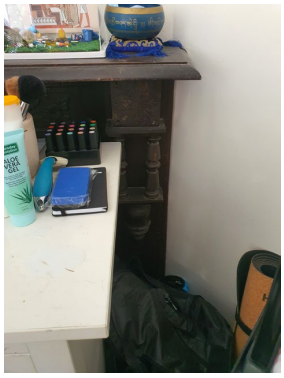


Figure 2. 131: Ornate timber fireplace in master bedroom.



Figure 2. 132: Typical internal four panelled door.

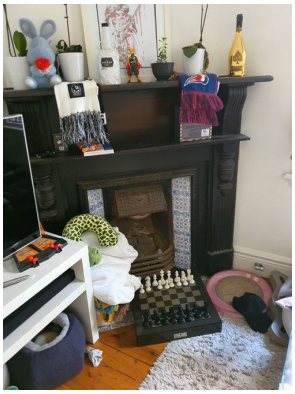


Figure 2. 133: Ornate fireplace to living room.



Figure 2. 134: Detail of tiling to living room fireplace.



Figure 2. 135: Ceiling rose to living room.



Figure 2. 136: Door opening with fanlight leading from hallway to living room.

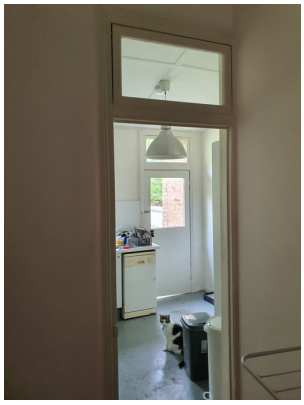


Figure 2. 137: Door opening with fanlight leading into the rear wing from living room.

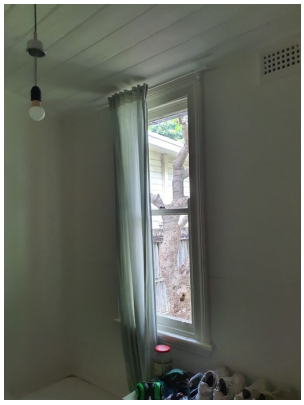


Figure 2. 138: Original window and boarded ceiling to room off the living room.

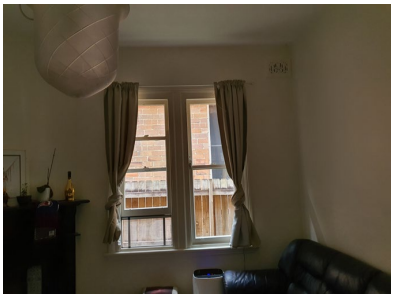


Figure 2. 139: Double window in living room.

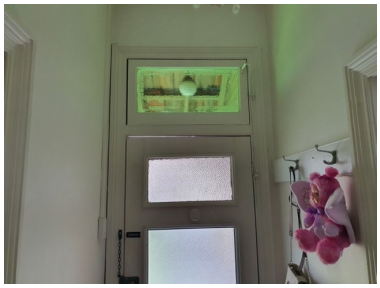


Figure 2. 140: Coloured glazing to front door fanlight.

2.2.11. No. 86 Parraween Street

No. 86 Parraween Street (Lot 3 DP19887) is a Federation cottage built in c1908 by Helier Harbutt, local builder and developer.

The single storey, free standing cottage is of face brick (now painted) with tiled, hipped roof with facebrick chimney and terracotta pots, a projecting front bay with hipped tiled roof, and two sets of casement windows with arch brick window heads. The front verandah with exposed timber rafter eaves has timber posts (brackets removed) and a painted concrete flooring.

Access to the interior of the house was not available.

The house is well setback from the street with a garden and two concrete paths. A later addition covered carport has been constructed in the front yard.



Figure 2. 141: Front elevation of No. 86 Parraween Street.

2.2.12. No. 88 Parraween Street

No. 88 Parraween Street (Lot 4 DP19887) is a Federation cottage built in c1908 by Helier Harbutt, local builder and developer.

The single storey free-standing cottage is of rendered masonry with tiled hipped roof and projecting front bay with rough cast render gable front with a bullseye louvred vent, rendered quoins to the projecting bay, 2 x arch headed windows with single pane, sash windows and moulded arch heads. The front verandah with exposed timber rafter eaves, timber posts with later addition coast iron

decorative brackets and reproduction encaustic tile flooring (extended). The front elevation contains a half glazed, four panel front door with patterned glass and a fan light and a single arch headed timber framed sash window and a name plate "Parraween House".

Set well back from the street frontage, the front yard contains a garden as well as a hard stand carparking area. The pathway leading to the house has reproduction encaustic tiles to match the verandah.

Internally, the house originally had the same configuration as its neighbour at No. 84 Parraween Street, although it has undergone some change with enlarged door openings to rooms off the living room.

Original details throughout include fibrous cement ceilings, decorative moulded ceiling roses, picture rails, four panel internal doors, moulded cornices and timber T&G floorboards. A cement hearthstone survives in the master bedroom, although the fireplace has been removed. The fireplace to the living room was replaced in the mid 20th century and contains a gas fired hearth.

Two bedrooms lead off either side of the entry hallway leading to the living room, which has two smaller rooms (a bedroom and a dining room) leading off it. The dining room and bedroom accessed off the living have both had their door openings enlarged and a glazed French door has been introduced leading into the kitchen in the rear wing. A French door leading to a rear deck is provided in the dining room. As with No. 84 Parraween, the rear wing is integrated with the main body of the house and contains both the kitchen and bathroom in a face brick skillion addition.

The rear yard contains a fibrous cement clad, skillion roof shed containing the laundry.

The cottage is in good condition and is substantially intact to its original configuration and detailing and is considered to be of high integrity.



Figure 2. 142: No. 88 Parraween Street



Figure 2. 143: Front verandah and front door.



Figure 2. 144: View of rear yard and rear elevation.



Figure 2. 145: Shed located in rear yard.

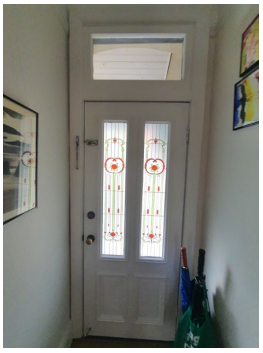


Figure 2. 146: Internal view of front door.

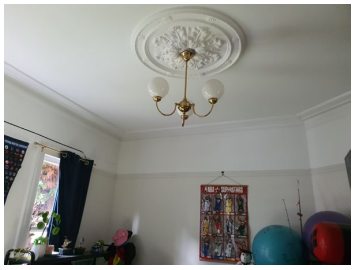


Figure 2. 147: Ceiling to master bedroom with ceiling rose, cornices and picture rail.

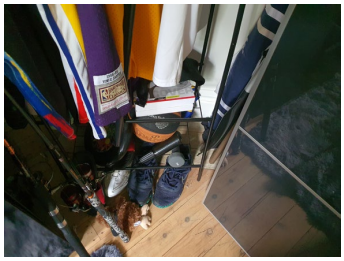


Figure 2. 148: Evidence of location of original fireplace in corner of master bedroom.



Figure 2. 149: Typical internal four panel door.

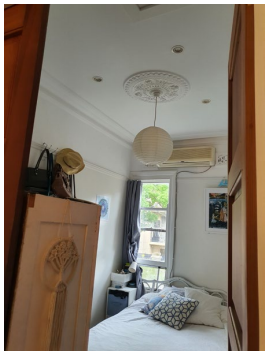


Figure 2. 150: View of small bedroom off living room.



Figure 2. 151: General view of living room.



Figure 2. 152: Ceiling to living room with ceiling rose, later down lights, original cornice and picture rail.



Figure 2. 153: Later replacement fireplace to living room.



Figure 2. 154: Altered door opening to dining room.



Figure 2. 155: Later French doors and enlarged door opening.



Figure 2. 156: Leadlight glazing to bathroom window.



Figure 2. 157: Kitchen fitout with skillion roof form.

3. Comparative Analysis

3.1. Introduction

The brief for this project requires that further research be undertaken into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 Parraween Street, within the context of their wider body of work.

3.1.1. The Harbutt Brothers

Brothers Helier and Percy were the sons of Thomas Jefcoate Harbutt of North Shields, England. In 1876, Thomas Harbutt, with his second wife, Annabelle Jennings and his children emigrated to Auckland, New Zealand. Although an ironmonger by trade, Harbutt Snr. established a successful brushware manufacturing business.[1]

Helier (1875-1947), was born in Jersey, England, the son of Thomas Harbutt's first wife Elizabeth Leslie. Percy Hawea (1877-1959), was born in Auckland to Thomas Harbutt's second wife (Annabelle Jennings).

By the early 1900s, both Percy and Helier (together with his wife Eva Wood), had relocated to Sydney and established a business as building contractors, Harbutt Brothers. They were involved in developing land around Mosman, Cremorne and Neutral Bay. Another brother, Lawrence Harbutt (1861-1937) was a real estate agent and both businesses operated from Harbutt's Building on the corner of Military Road, Macpherson and Parraween Streets, Cremorne (demolished).

Of relevance to the involvement of the Harbutt Brothers in the residential development of the North Sydney local government area, in 1910, Helier became one of the founding directors of The Northern Suburbs Brick Co. Ltd (later renamed the Northern Suburbs Co-Operative Brick Co. Ltd.). The brickworks were located on 27 acres fronting Gordon Road, Artarmon.[2]

For further information regarding the Harbutt Brothers, refer to the original report (dated October 2022).

3.2. Harbutt Brother Properties

Based on the additional research undertaken in the preparation of this Addendum report, the Harbutt Brothers were associated with the residential development of the suburb of Cremorne from the early 1900s through to (at least) the 1920s. The surviving buildings (identified below) indicate that the Harbutt Brothers benefitted from the subdivision and leasehold sale of the Cooper estate lands throughout North Sydney (and Mosman).

[1] https://timespanner.blogspot.com/2012/01/street-stories-22-broom-maker.html
[2] Leplastrier, C., 1915; *Willoughby's Fifty Years: A Retrospect of the Jubilee Period of the Council of the Municipality of Willoughby for the years 1865-1915*, Willoughby Municipal Council, p. 88

In order to locate those properties associated with the Harbutt Brothers that are still surviving today, the following searches were undertaken:

- Newspaper advertisements, including tender notices, that referenced the Harbutt Brothers, Helier Harbutt and/or Percy Harbutt (via National Library of Australia/Trove Partners).
- Building Application files held in Stanton Library that reference the Harbutt Brothers, Helier Harbutt and/or Percy Harbutt.
- Assessment Books for Waringah Ward held in Stanton Library that reference the Harbutt Brothers, Helier Harbutt and/or Percy Harbutt.
- Land title search via Land Registry Services.
- External site inspections and photographic recording (where possible).

The research undertaken to identify surviving Harbutt Brothers properties was not exhaustive and the following selected properties do not represent the totality of the surviving works of the Harbutt Brothers within the North Sydney Local Government Area (LGA). For the purposes of the comparative analysis with the Parraween Street residences (Nos. 82 to 88 Parraween Street), groups of dwellings, rather than individual, isolated examples of the work of the Harbutt Brothers have been discussed below.

3.2.1. Section 3 of the Parraween Estate

In c1916, the Warringah Property Company Ltd obtained the freehold tenure over portions of land along Gerard Street and Reynolds Street (formerly Waters Street) within Section 3 of the Parraween Estate.[3] (Refer to history in main report for full details regarding the Parraween Estate.)

Shortly thereafter, the majority of these allotments were transferred individually or in groups to members of the Harbutt family and developed by the Harbutt Brothers for residences comparable with those located along Parraween Street.

Today, only a relatively small number of the Harbutt family buildings survive within this section of the Parraween Estate. Following is a brief discussion of the surviving properties that are associated with the Harbutt Brothers, Helier and Percy.

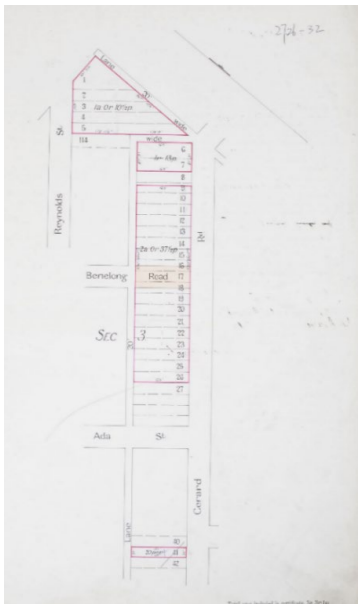


Figure 3. 1 (right): Plan showing allotments along Gerard Street and Reynold Street obtained by the Warringah Property Company Ltd. in c1916. Source: Certificate of Title Vol. 2726 Fol. 32

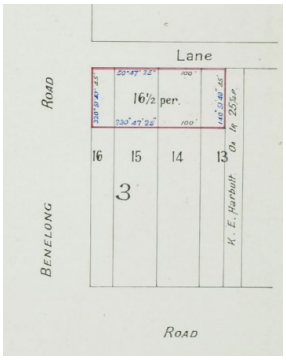
Benelong Road, Cremorne

As per the Certificate of Title Vol. 2726 Fol. 32, Benelong Road (vars. Bennelong Road or Benelong Street East) which ran from Brightmore Street to Reynolds Street/Gerard Lane was extended south to intersect with Gerard Street (see Figure 3.2).

The southern extension to Benelong Road now holds the following properties: Nos. 118 to 124 Benelong Road (east side) and Nos. 79 to 85 Benelong Road (west side), which, aside from No. 81

[3] PA 18276 and Certificate of Title Vol. 2726 Fol. 32

Benelong Road, are all free-standing, single storey Federation style cottages (some with later second storey additions). No. 81 Benelong Road is a later two storey detached residence that appears to date from the late 20th century.



In 1917, a number of allotments from the Warringah Property Company were transferred to Helier and Percy Harbutt including the northern most part of Lots 13 to 16 of Section 3.[4] It appears the aim of the Harbutt brothers was to develop this portion of land with a cottage fronting the eastern side of the new portion of Benelong Road and this allotment now contains No. 118 Benelong Street.

Figure 3. 2 (left): Extract from Certificate of Title Vol. 2772 Fol. 38 showing the part allotments transferred to Helier and Percy Harbutt in 1917, on which No. 188 Benelong Road is located.

In 1919, further parts of Lots 13 to 16, were purchased by John W. R. Reynolds, company manager of the Warringah Property Company Ltd., which were subsequently transferred to Helier and Percy Harbutt in 1920. Shortly thereafter, these properties were transferred to Anna Belle (alt. Annabelle) Harbutt of Auckland, widow, the mother of Percy Harbutt and stepmother to Helier Harbutt. Using the same approach as No. 118 Benelong Road, these allotments were developed with cottages fronting Benelong Road, being Nos. 120 and 124 Benelong Road.[5]

In 1919, part Lots 13 to 16, which now holds No. 122 Benelong Road was transferred to Anna Belle Harbutt, with a power of attorney granted to L. Harbutt.[6] At the same time part Lots 18, 19, 20 and 21, were also transferred to Anna Belle Harbutt and were also developed with cottages fronting the western side of Benelong Road, being Nos. 79, 81, 83 and 85 Benelong Road.[7]

The *Sands Directory* indicates that both the west and east sides of Benelong Road between Gerard Street (to the south) and Reynolds Street (to the north) had been developed by c1916. As the properties were in the ownership of the Warringah Property Company Ltd. at that time and subsequently by members of the Harbutt family, it can be assumed that Nos. 79 to 85 and Nos. 118 to 124 Benelong Road were initially developed by the Harbutt Brothers as investment properties for lease.

The group of dwellings, as originally developed, were all single storey, detached cottages of face brick on sandstone base course, with tiled hipped roofs with a projecting gable with bay window and front verandah under the front roof plane with timber verandah posts and decorative timber moulded brackets, and render and face brick chimneys.

All of the surviving Federation cottages appear to be in good condition and aside from No. 124 Benelong, appear to be highly intact externally. All are set within landscaped gardens, with masonry and timber paling or sandstone front walls. Later addition carports with gable roofs have been introduced to some of the properties.

Of the group, Nos. 120, 122, 79 and 85 all display the architectural motif of the rising sun on their gable fronts, which in some cases has been replicated on the gable front of later addition garages and to gablets to second storey additions (later additions by others). The rising sun motif was a popular

[4] Certificate of Title Vol. 2772 Fol. 38
[5] Certificate of Title, Vol. 3126 Fol. 158
[6] Certificate of Title, Vol. 2938 Fol. 33
[7] Certificate of Title, Vol. 2938 Fol. 33

design seen in domestic architecture, introduced in the decades following Federation, to signify new beginnings.

Benelong Road is not located within a heritage conservation area and none of the individual properties are identified as being local heritage items.



Figure 3. 3: Haroldene, No. 79 Benelong Road with rising sun motif to gable front.



Figure 3. 4: Woodbine, No. 83 Benelong Road.



Figure 3. 5: Bowenvale, 85 Benelong Road with rising sun motif to gable front and to gable front of the garage.



Figure 3. 6: Denemah, No. 118 Benelong Road which appears to be the earliest dwelling of the group and slightly different in configuration with a separate front verandah, large gable frontage and entry via the side of the house.



Figure 3. 7: Asta, No. 120 Benelong Road with rising sun motif to front gable. A dormer window to the attic is a later addition.



Figure 3. 8: No. 122 Benelong Road with rising sun motif to front gable. The gable located behind appears to be a later addition, also with a rising sun motif.



Figure 3. 9 (left): Opawa, 124 Benelong Road. Note that this dwelling has undergone works in the mid 20th century resulting in the enclosing of the front verandah and recladding the front gable, although the original form of the cottage remains clearly discernible.

Gerard Street

Although the Harbutt Brothers and other family members are known to have purchased allotments 9 to 13 and 21 to 26, along the northern side of Gerard Street, only a group of four dwellings survive today, being Nos. 72, 74, 76 and 78 Gerard Street, although all have undergone substantial change.

Nos. 72 to 78 Gerard Street are located on Lots 11 and 12 and part Lots 10 and 13, which were purchased by Kate Elizabeth Harbutt, spinster of Vaucluse, in 1917. Kate Harbutt (c1860-1946) was the daughter of Thomas Harbutt and his second wife Anna Belle Jennings, the sister of Percy and Lawrence and half-sister of Helier.

Nos. 72 to 78 Gerard Street first appear in the Sands Directory in 1912 (prior to the establishment of Benelong Road), whilst in the ownership of the Warringah Property Company Ltd., and it is assumed that, through Kate's direct associations with the Harbutt Brothers, these dwellings were built by Helier and Percy Harbutt as investment properties for their sister.

No. 72 Gerard Street is a single storey detached dwelling of rendered masonry with hipped tiled roof with projecting front gable with entry portico. As a result of the rendering of the exterior, many of the original details have been removed. A new, separate dwelling over a three-car garage has been constructed in the rear yard of the property, fronting Gerard Lane.

No. 74 Gerard Street is a single storey detached dwelling of rendered masonry with hipped tiled roof and projecting gable front with battening to the gable, an enclosed front portico. As with No. 72, the extent of change to the exterior of the house has resulted in the loss of original detailing and the enclosed portico is an intrusive addition. The main house has been converted into a residential flat building and a separate dwelling over garaging is located within the rear yard, fronting Gerard Lane.

In c2006, No. 76 underwent substantial alterations including a new second storey with three levels to the rear, conversion into a duplex, and a new three car garage with access via Gerard Lane at the rear.[8] Although a traditional gable roof form with projecting gable to the street frontage has been maintained, this dwelling can no longer be considered comparable with other surviving examples of the work of the Harbutt Brothers.

Of this group of dwellings, only No. 78 Gerard Street appears substantially intact to its original configuration and detailing, at least to the main body of the cottage. The property contains a single storey, detached dwelling of face brick with hipped, tiled roof with projecting gable front (assumed with a rising sun motif) and verandah under the front roof plane. Original details include timber framed windows and doors and timber verandah posts with moulded timber brackets. The front timber

[8] Development Consent DA 256/06

picket fence has a timber framed lych gate with a rising sun motif, and as with the other properties, the house is set well below street level.

At some stage, a secondary dwelling in the rear yard over a double garage, accessed via Gerard Lane, has been constructed. Regardless, No. 78 Gerard Street is still able to be appreciated as an early 20th century Federation cottage in its garden setting.

The Gerard Street properties are not located within a heritage conservation area, and none are identified as being local heritage items.



Figure 3. 10: No. 72 Gerard Street.



Figure 3. 11: The rear development to No. 72 Gerard Street. Source: Google Streetview



Figure 3. 14: No. 76 Gerard Street. Source: Google Streetview



Figure 3. 15: The rear development to No. 76 Gerard Street with the three terrace level at the rear of the main development. Source: Google Streetview



Figure 3. 12: No. 74 Gerard Street.



Figure 3. 13: The rear development to No. 74 Gerard Street. Source: Google Streetview



Figure 3. 16: No. 78 Gerard Street.



Figure 3. 17: The rear development to No. 78 Gerard Street. Source: Google Streetview

Langley Avenue and Prospect Avenue

In 1919, Helier and Percy Harbutt, as tenants in common, purchased Lots 1 to 3 and part Lot 4 of Section 3 of the Parraween Estate. These allotments formed the intersection of Reynolds Street (now Prospect Avenue) and Langley Avenue and were subdivided to allow development to front each street.[9] The Langley Avenue and Prospect Avenue properties are not located within a heritage conservation area, and none are identified as being local heritage items.

Nos. 10 and 12 Langley Avenue

No. 10 Langley Avenue is a free-standing, single storey cottage of face brick with a hipped, tiled roof with gablet and a projecting gable with battening to the gable, a front verandah under the front roof plane set well back from the street frontage in a garden setting with a later addition single car garage with gable roof and finial to the street frontage.

No. 12 Langley Avenue is a free-standing, single storey cottage of painted brick (assumed originally face brick) on a sandstone base course, with a hipped, tiled roof with gablet and a projecting gable with battening to the gable, a front verandah with timber posts and moulded timber brackets under the front roof plane set well back from the street frontage in a garden setting with a later addition single car garage with gable roof with rising sun motif to the gable and a finial to the street frontage.

Both cottages appear to be of high integrity to their street frontages. Real estate photographs reveal that No. 12 has been altered with the addition of a second level within the roof space.



Figure 3. 18: No. 10 Langley Avenue.



Figure 3. 19: No. 12 Langley Avenue. Source: Realestate.com

Nos. 2 and 4 Prospect Avenue (formerly Reynolds Street)

No. 2 Prospect Avenue is a single storey, free standing cottage located on a generous allotment with a large modern addition to the rear. The main body of the house appears substantially intact and is face brick with a tiled hipped roof with two projecting gable fronts, one facing Prospect Avenue, the other facing Langley Avenue. The gable fronts display a rising sun motif (identical to those found on Benelong Road).

No. 4 Prospect Avenue is also a single storey, free standing cottage of painted brick (assumed originally face brick with a hipped, tiled roof and a projecting bay to the street frontage.

[9] Certificates of Title Vol 2732 Fol. 32, Vol. 2942 Fols. 76 to 85 and Vol. 2925 Fols. 3 and 4



Figure 3. 20: No. 2 Prospect Avenue, with rising sun motif. Source: dijones.com



Figure 3. 21: No. 4 Prospect Avenue.

3.2.2. The Surrey Estate

The 30 acres of land to the northeast of the Parraween Estate was granted to James Holt in 1841 (Parish portion 114). This land was transferred to James Ernest Holt Spencer in 1904 and subsequently subdivided and sold for residential development in 1907 as the Surrey Estate.

In 1908, Helier and Percy Harbutt, as tenants in common, purchased Lot 1 of Section C of DP 5210.[10] The allotment was located on the western side of Macpherson Street, on the southern side of the intersection with Richmond Avenue.

In 1911, Helier and Percy Harbutt, as tenants in common, purchased Lots 34 and 35 of Section B of DP 5210, which were located on the northern side of Richmond Avenue at its western end.[11]

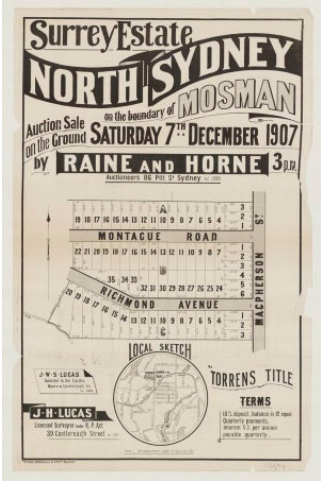


Figure 3. 22: Real estate poster of the Surrey Estate, dated 1907. Source: SLNSW, Z/SP/C32/54

Macpherson Street

In 1910, Helier Harbutt submitted an application to the Municipality of North Sydney for the construction of a pair of semi-attached cottages described as being Lot 1 of Section C of the Surry [sic] Estate.[12] This pair of cottages survive at Nos. 28 and 30 Macpherson Street, on the southern side of the intersection with Richmond Avenue.

Neither property is located within a heritage conservation area and they are not identified as local heritage items.

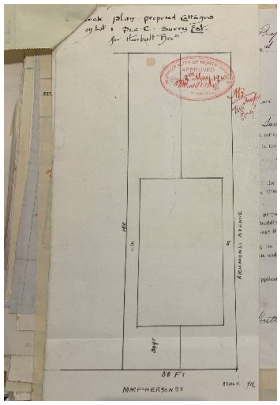


Figure 3. 23: Block plan prepared by Helier Harbutt accompanying the BA 10/1497

[10] Certificates of Title Vol. 1931 Fols. 65 and 66
[11] Certificates of Title Vol. 2206 Fol. 123 and Vol. 2186 Fol. 29
[12] Building Application 10/1497

No. 28 Macpherson Street is a single storey cottage of rendered masonry on a sandstone base course with a hipped, slate roof with terracotta ridge tiles and finials, render and face brick chimney with terracotta pot and with a projecting gable front which is timber shingled, with a large multi-pane picture window on its front façade with multi-pane sash windows to either side. Entry to the cottage is on its southern elevation via a verandah under the main roof with plain timber posts.

No. 30 Macpherson Street is also a single storey cottage of rendered masonry on a sandstone base course with a hipped, slate roof with terracotta ridge tiles and finials and face brick chimney (pot missing), with a projecting gable front which holds a rising sun motif and rendered garlands, with two single pane sash windows with lead-lighting to the front façade, with similar windows to either side. The entry to the cottage is on the northern elevation via a verandah under the main roof with turned timber posts and moulded timber brackets.



Figure 3. 24: No. 28 Macpherson Street.



Figure 3. 25: No. 30 Macpherson Street with rising sun motif.

Richmond Avenue

In 1912, the Harbutt Brothers submitted an application to the Municipality of North Sydney for the construction of two detached cottages over Lots 34 and 35, Section B of the Surry Estate[13]. These two cottages located at Nos. 8 and 10 Richmond Avenue survive.

Nos. 8 and 10 Richmond Avenue are located with the *Montague Road Heritage Conservation Area* (CA04), although they are not identified as local heritage items.

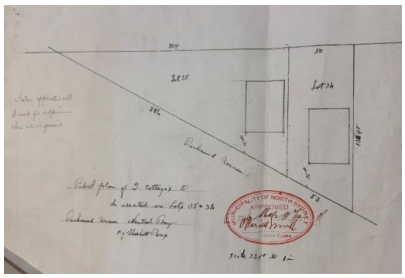


Figure 3. 26: Block plan submitted with Building application 12/334 for the construction of Nos. 8 and 10 Richmond Avenue.

Nos. 8 and 10 Richmond Avenue, Cremorne are a pair of near identical, free-standing, single storey cottages of painted brick on sandstone base course with tiled hipped roofs and projecting gable fronts with battening and bay windows, exposed eaves rafters, front verandah under the main roof with decorative timber posts and brackets, timber framed casement and sash windows with colour glazed panels to upper panes and fanlights.

[13] Building application 12/334



Figure 4. 27: No. 8 Richmond Avenue. Source: www.domain.com



Figure 4. 28: No. 10 Richmond Avenue. Source: www.domain.com

3.2.3. The Harbutt Subdivision

Although running north-south directly to the east of the Parraween Estate, Macpherson Street, Cremorne did not form part of the Cooper estate lands. The Government Road, which is now Langley Avenue, defined the eastern boundary of the Cooper/Thrupp grant. The land immediately to the east was granted in 1853 to John Harkness (Parish portion 118) and Thomas Hill Bardwell (Parish portion 119), each receiving 20 acres.[14]

In 1872, James John Glover purchased Harkness's 20 acre grant and in 1871, Bardwell's 20 acre grant was purchased by Thomas Glover and immediately transferred to his son James John Glover.[15] James Glover, a storekeeper on Military Road, Mosman, was an alderman of the Municipality of Mosman in the late 1890s, becoming Mayor in the early 1900s.[16]

Macpherson Street was formed by Glover (and others) and dedicated as a public road in 190, [17] which left a strip of land at the western extent of Glover's land abutting Langley Avenue and the Parraween Estate. This strip of land was formalised as part of Glover's land in 1904.[18]

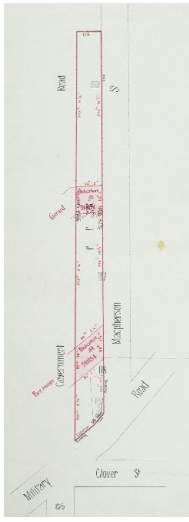


Figure 3. 29: Extract from CT Vol. 1636 Fol 246 with strip of land to west of Macpherson Street.

In 1910, Helier and Percy Harbutt purchased all of that portion of Macpherson Street between Gerard Street and Reynolds Street (formerly Waters Road).[19]

In 1911, Helier and Percy Harbutt purchased that section of the western side of Macpherson Street between Military Road and Gerard Street.[20]

In 1910, before formal transfer of the land, Helier Harbutt submitted an application (no BA number noted) to the Municipality of North Sydney for the construction of four cottages in "Lots 1, 2, 3 and 4 of the Harbutt subdivision". The allotments fronted the western side of Macpherson Street between Parraween Street and Waters Road (it is assumed that Waters Road should have read Gerard Street). It

[14] Serial 91, pg. 3 and Serial 91, pg. 74
[15] Certificate of Titles Vol. 151 Fol. 209, Vols. 116 Fol.131 and Fol. 130 Fol. 149
[16] *The Sydney Morning Herald*, Wednesday 8th February 1899, p. 2 and *The Mosman Mail*, Saturday 20th February 1904, p. 1
[17] Government Gazette of NSW, Friday 18th July 1902 (Issue No. 439), p. 5115
[18] Certificate of Title Vol. 1636 Fol. 246
[19] Certificate of Title Vol. 2104 Fol. 60
[20] Certificate of Title Vol. 2121 Fol. 175

appears that the Harbutt Brothers planned to develop the land for large scale residences and/or pairs of semi-detached cottages.

In July 1910, Helier submitted another application for the construction of six cottages between Gerard Street and Waters Road (now Reynolds Street).

Both of these unnumbered applications were approved by Council in September 1910 (see Figures 3.30 and 3.31) and fully developed by the Harbutt Brothers (see Figures x and x). Today only a small number of these cottages survive today; being Nos. 4-6, Nos. 1/10 and 2/10, and Nos. 12 and 14 Macpherson Street.

Macpherson Street is not located within a heritage conservation area and none of the surviving cottages are identified as local heritage items.

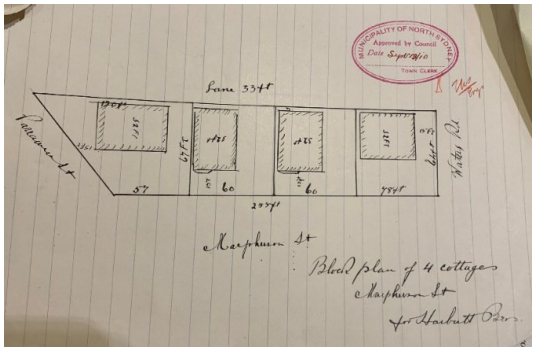


Figure 3. 30: Block plan prepared by Helier Harbutt accompanying the 1910 BA for the development of four cottages along Macpherson Street.

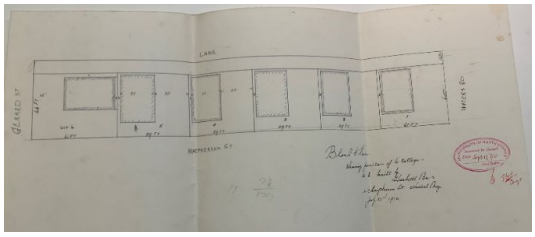


Figure 3. 31: Block plan prepared by Helier Harbutt accompanying the 1910 BA for the development of six cottages along Macpherson Street.



Figure 3. 32: 1943 aerial view of Macpherson Street between Parraween and Gerard Streets showing the four cottages developed by the Harbutt Brothers.



Figure 3. 33: 1943 aerial view of Macpherson Street between Gerard Street and Prospect Avenue showing the six cottages developed by the Harbutt Brothers.

Macpherson Street

4 & 6 Macpherson Street

In 1911, Helier Harbutt submitted an application for the construction of a pair of semi-attached cottages at Nos. 4 and 6 Macpherson Street.[21]

This pair of cottages are both single storeys, painted masonry (assumed originally face brick) on sandstone base courses, with hipped, tiled roofs and projecting gable fronts, with timber shingling. Both appear to be substantially intact externally to their original configuration and detailing.

A recent development consent has been granted for the demolition of both cottages and the construction of a new residential flat building.[22]

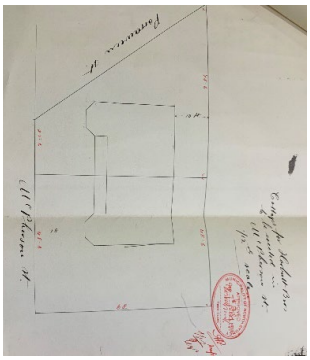


Figure 3. 34: Block plan prepared by Helier Harbutt accompanying BA 11/488 for the development of the semi-detached cottages at Nos. 4-6 Macpherson Street.



Figure 3. 35: South (side) elevation of No. 4 Macpherson Street.



Figure 3. 36: Front elevation of No. 4 Macpherson Street.



Figure 3. 37: Front elevation of No. 6 Macpherson Street.



Figure 3. 38: Front elevation of No. 6 Macpherson Street.

[21] Building application 11/488
[22] Development application DA 229/21

Nos. 1 and 2/10 Macpherson Street

Nos. 1 and 2/10 Macpherson Street is a pair of semi-attached, single storey cottages of painted masonry (assumed originally face brick) with hipped, tiled roofs and projecting front gables with decorative render moulding to the gable fronts including a rising sun motif to both. The configuration of the front elevations of the cottages suggests that, as originally built, they were actually a single, free-standing residence. Based on the Sands Directory, the original cottage dates from c.1911-12.

The cottages are painted brick (originally face brick), tiled, hipped roof with projecting front gables, both with decorative render including the rising sun motif.

As it appears that the house has been reconfigured into a duplex, there has been some loss of original detailing to the front façade and to the configuration of the house in relation to the original entry.

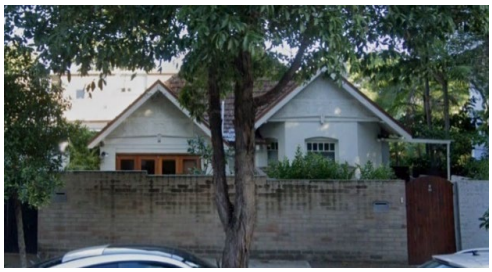


Figure 3. 39: No.s 1 & 2/10 Macpherson Street. Source: Google Streetview



Figure 3. 40: Front elevation of No. 1/10 Macpherson Street.



Figure 3. 41: Front elevation of No. 2/10 Macpherson Street.

Nos. 12 & 14 Macpherson Street

Nos. 12 and 14 Macpherson Street are both single storey, double fronted, free-standing cottages with tiled, hipped roofs and two projecting gables. At least one of the gables for each cottage has decorative render incorporating the rising sun motif. No. 12 Macpherson Street is face brick, while No. 14 has been painted. It also appears that No. 14 Macpherson Street has been converted into a duplex. The configuration of these cottages provides an indication of the original configuration of No. 10 Macpherson Street (converted into a duplex).

Based on the *Sands Directory*, these cottages date from c.1911-12.



Figure 3. 42: Front elevation of No. 12 Macpherson Street.



Figure 3. 43: Front elevation of No. 14 Macpherson Street.

To the rear of Nos. 10, 12 and 14 Macpherson Street are early additions fronting Langley Avenue, that appear to be use as separate residences (Nos. 9, 15 Langley Avenue and Nos. 2 and 3/14 Macpherson Street).

The simple forms of these rear additions are suggestive of rear additions that the Harbutt Brothers undertook to another of their properties, the boarding house Hazlehurst, 2-4 Reed Street, Cremorne. In 1919 and 1920, the Harbutt Brothers obtained approval from the Municipality of North Sydney to construct simple rear additions to provide an additional residence and additional rooms in the rear yard of the main building (see Figures 3.47 to 3.48 below). It is assumed that a similar approach was taken for the Macpherson Street properties and although altered, these early additions survive.



Figure 3. 44: Nos. 2 and 3/14 Macpherson Street fronting Langley Avenue.

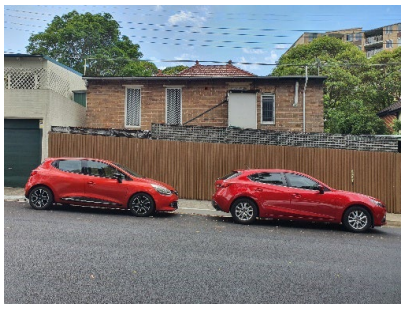


Figure 3. 45: Rear of No. 12 Macpherson Street (No. 15 Langley Avenue).



Figure 3. 46: Rear of No. 10 Macpherson Street (No. 9 Langley Avenue).

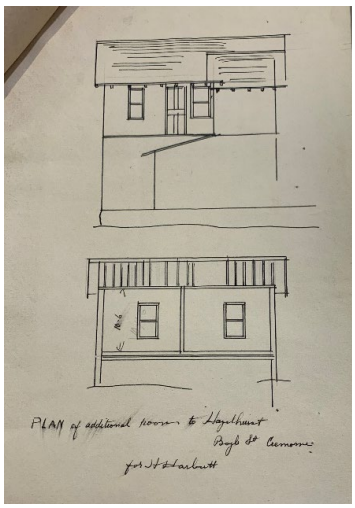


Figure 3. 47: Elevations of an addition to Hazlehurst prepared by Helier Harbutt and approved by Council in 1919. This addition contained three bedrooms, a bathroom and a balcony.

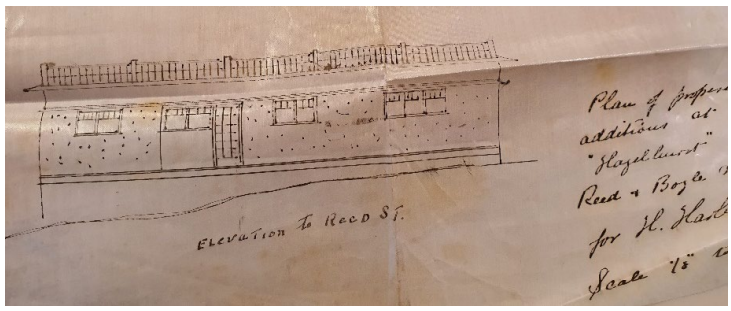


Figure 3. 48: Elevation of an addition to Hazlehurst, prepared by Helier Harbutt and approved by Council in 1920 (BA 20/0007). This addition contained a billiards room as well as 2 bedrooms, kitchen, living room, bathroom, porch and verandah.

3.2.4. The Cremorne Heights Subdivision

In July 1879, John Cooper (the manager of the Cooper Estate lands) conveyed a 99-year lease of part of the Cooper Estate at Cremorne to Richard Hayes Harnett Senior, who then transferred it to his son, Richard Hayes Harnett Junior (the first Mayor of Mosman in 1893).[23] The land was subdivided as the "Cooperville Estate" and was offered on 99-year leases from 1 July 1880.

On 16 February 1907 Harnett commissioned Raine & Horne to undertake the leasehold subdivision of Iredale Avenue, being promoted as the Cremorne Heights subdivision with views overlooking Mosman Bay.

In 1910 and 1911, Helier and Percy Harbutt purchased the underleases of Lots 6 to 9, 15 to 18 and 25 (all north of Boyle Street) and Lots 1 to 6, 9 to 11 and 31 to 43 (south of Boyle Street) of the Cremorne Heights subdivision.[24] These allotments fronted Murdoch Street, Reed Street, Boyle Street, Iredale Avenue and (Lower) Spofforth Street. Shortly thereafter, the ownership of the land was transferred to freehold, with Helier and Percy as tenants in common.[25] Aside from Lot 37 (No. 34 Boyle Street), Lot 38 (36 Boyle Street) and Lot 6 (20 Iredale Avenue), all these allotments appear to have been developed by the Harbutt Brothers as freestanding dwellings, semi-attached cottages or residential flat buildings, the majority of which survive today.

The properties associated with the Harbutt Brothers within the Cremorne Heights subdivision are located within the Cremorne Heritage Conservation Area (CA03) as identified in Schedule 5 of the *North Sydney Local Environmental Plan* 2013.

[23] Primary Application No. 12764
[24] Primary Application No. 17854
[25] Certificates of Titles Vol. 2531 Fols. 75 to 84 (inclusive)



Figure 3. 49: Real estate poster advertising the Cremorne Heights subdivision. Source: SLNSW, Z/SP/C32/9

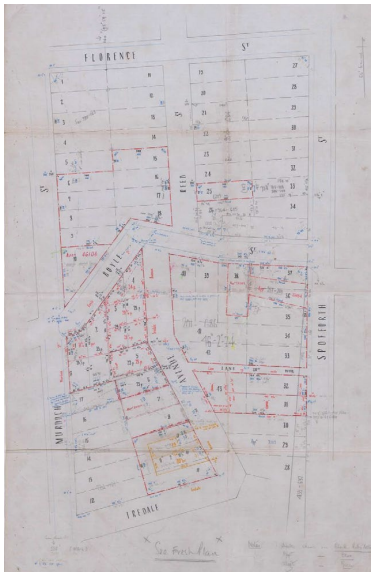


Figure 3. 50: Sketch plan of Primary Application No. 17854 identifying the allotments purchased by Helier and Percy Harbutt in 1910/11.

Amongst the buildings constructed by the Harbutt Brothers was a large-scale boarding house building on Lots 15 to 18, known as Hazelhurst, Nos. 2-4 Reed Street. This building has been demolished; however, its southern boundary sandstone wall remains, and the building is memorialised with a plaque located at the intersection of Boyle and Reed Streets.

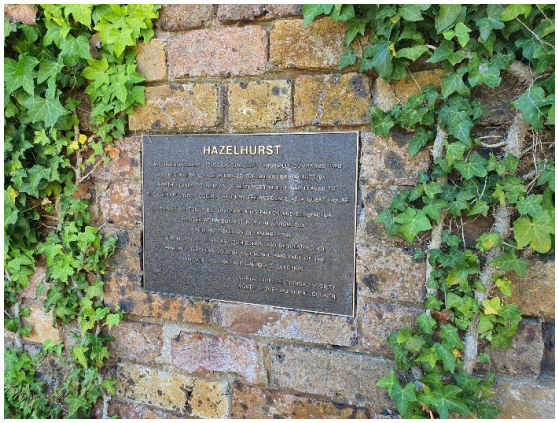


Figure 3. 51: Plaque located on boundary wall of Nos. 2-4 Reed Street (now a large residential flat building) noting the history of Hazelhurst, the boarding house constructed by the Harbutt Brothers.

Murdoch Street

21 & 23 Murdoch Street

In 1912, Percy Harbutt submitted an application to the Municipality of North Sydney for the construction of a two-storey residence on Lots 6 & 7 fronting the eastern side of Murdoch Street. In 1920, Percy submitted an application (no number) to extend the building to the south, which was described at the time as "flats", known as Rahini. Percy Harbutt is shown as residing on the east side of Murdoch Street in 1913 in the *Sands Directory*, and by 1916 his address is shown as Rahini, Murdoch Street. In 1915, the property was transferred to Eva Harbutt, the wife of Helier.[26]

[26] Certificate of Title Vol. 2584 Fol. 227

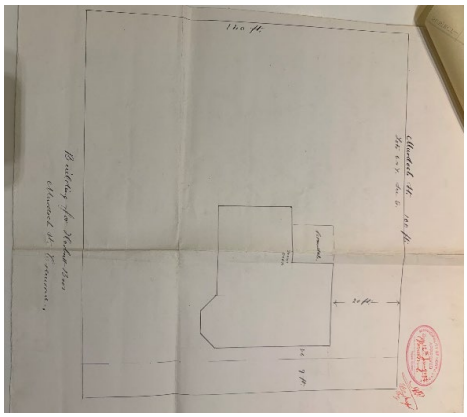


Figure 3. 52: Block plan accompanying application BA 12/234 for the construction of a two-storey building on Lots 6 and 7 Murdoch Street.

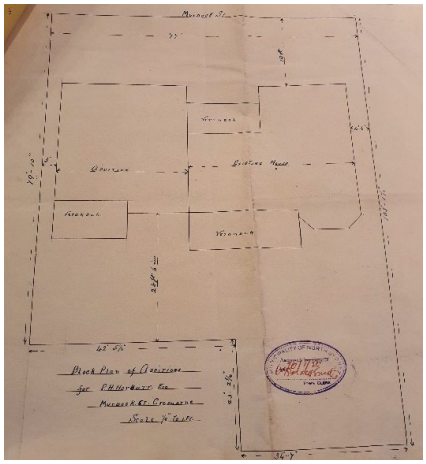


Figure 3. 53: Block plan accompanying application to extend the building on Lots 6 and 7 Murdoch Street in 1920.

No. 23 Murdoch Street is a two to three storey residential flat building that was obviously constructed in two stages. The northern half of the building is a two storey, painted brick with tiled gabled roof with shingled front gable and exposed eaves rafters, with arch headed windows with shutters and four coloured glazed panels in the upper panes.

The southern half of the building is three storey, rough cast render with render quoining, tiled hipped roof and arch headed windows with shutters and three coloured glazed panels in the upper panes. The street frontage has a projecting balcony with hipped roof over the main entry into this half of the building. The north and south halves of the building are interlinked with a skillion roof addition, clad in timber shingles with a lead light window.



Figure 3. 54: Northern half of No. 23 Murdoch Street.



Figure 3. 55: Southern half of No. 23 Murdoch Street.

Immediately to the south is located a residential flat building, formerly known as Wentworth Flats, No. 21 Murdoch Street. The building is two storeys of painted brick at ground level with rough cast render to first floor level, with a tiled hipped and gabled roof, a projecting gable front to the north half and projecting hipped roof front to the southern half, exposed eaves rafters, enclosed verandahs with timber shingle cladding, timber framed casement windows with colour glazed panels or leadlighting. To the rear of the property, fronting Boyle Street, is a pair of painted brick garage.

In 1915, the property was transferred to Ann Bentham Eunice Harbutt, wife of Percy.[27]

It appears that the building was completed by at least 1914, and was perhaps originally constructed as a large, two storey, semi-attached residence, which may explain the differences in the form and detailing between the northern half and the southern half. In 1914, a Dr. L.O.S. Poidevin (physician and Australian cricketer) is noted in the *Sands Directory* as residing in the next property to the south of Rahini at No. 23 Murdoch Street. By 1915, both Dr. Poidevin and F. H. Sabiel M.B. (physician and surgeon) are listed in the *Sands Directory* as living to the south of Rahini. At some stage, the building was converted into a residential flat building.



Figure 3. 56: The northern half of No. 21 Murdoch Street.



Figure 3. 57: The southern half of No. 21 Murdoch Street.



Figure 3. 58: Double garage located at the rear of No. 21 Murdoch Street, accessed from Boyle Street to the east.

No. 15 Murdoch Street

No. 15 Murdoch Street is located on part Lots 1 & 2, fronting the eastern side of Murdoch Street, to the south of Boyle Street. The property contains a double fronted, single storey cottage of face brick with sandstone base course, with tiled hipped roof with two projecting gable fronts.

Each of the gables have fretted timber detailing in the rising sun motif that is identical to the design of the rising sun motifs found on the Harbutt Brother properties along Benelong Road, Macpherson Street and Prospect Avenue.

The property was sold to Vivien I. G. Shand in 1915,[28] although it appears to have been constructed by 1913, appearing in the Sands Directory as the first house south of the intersection with Boyle Street and being resided in by William H. Norman, who continued to reside there until at least 1919.

[27] Certificate of Title Vol. 2565 Fol. 87
[28] Certificate of Title Vol. 2565 Fol. 81 & 82



Figure 3. 59: The Bungalow, No. 15 Murdoch Street. Note rising sun motif to northern gable front.



Figure 3. 60: The Bungalow, No. 15 Murdoch Street. Note rising sun motif to southern gable front.

Boyle Street

The *Sands Directory* indicates that in 1913 four residences had been built on the southern side of Boyle Street between Iredale Avenue and Spofforth Street. These houses are Nos. 34, 36, 38 and 40 Boyle Street and although all the land (Lots 37, 38, 39 and 40) had been transferred to the Harbutt Brothers in 1910/11, it appears that they were responsible for the construction of only Nos. 38 and 40 Boyle Street. (Allotments 37 and 38 were transferred in 1912 to other owners and it is assumed they were responsible for the construction of the dwellings at Nos. 34 and 36 Boyle Street.)

St. Wulston, No. 38 Boyle Street is a single storey, free standing dwelling, that appears to be face brick on a sandstone base course, with a steep gabled slate roof with terracotta ridge tiles and finials, a projecting gable front with rough cast render and timber shingling, a front dormer and gablet over the entry portico, both with timber shingling. The house is set below the street level. A later addition face brick double garage is located on the street frontage.

Ngarori, No. 40 Boyle Street is a single storey dwelling of painted brick with a hipped slate roof with exposed eaves rafters and terracotta ridge tiles and finials, brick and roughcast render chimneys and a projecting front gable with timber shingling. The dwelling is set below the street level.



Figure 3. 61: St. Wulston, No. 38 Boyle Street.



Figure 3. 62: Ngarori, No. 40 Boyle Street.



Figure 3. 63: Ngarori, No. 40 Boyle Street.

By 1914, another residence had appeared in the *Sands Directory*, immediately to the west of No. 40 Boyle Street, at the corner of Iredale Avenue. Weycliffe, No. 42 Boyle Street is a single storey, free standing dwelling that has been converted into three flats with a later rear addition. The residence is rough cast render with a cement tile (assumed originally slate) hipped roof with roughcast render and brick chimney, a projecting gable front facing Boyle Street, with timber shingling, decorative turned timber posts and brackets to the front verandah. The side (Iredale Avenue) elevation has a porch entry with similar decorative timber posts and brackets, exposed eaves rafters and leadlighting to timber framed casement windows.



Figure 3. 64: Weycliffe, No. 42 Boyle Street as seen from Boyle Street.



Figure 3. 65: North elevation of No. 42 Boyle Street.



Figure 3. 66: West elevation of No. 42 Boyle Street as seen from Iredale Avenue.

To the west of Iredale Avenue, at the intersection with Murdoch Street is located Lila, No. 44 Boyle Street, which first appears in the *Sands Directory* in 1914 being resided in by Alexander McVernon. In 1915, the Harbutt Brothers transferred the property to Phillip Arthur Chambers,[29] and the *Sands Directory* of 1916 shows Chambers residing in the property.

[29] Certificate of Title Vol. 2567 Fol. 64

The house is a single storey, free standing dwelling of face brick on sandstone base course with tiled hipped roof and projecting gable front with timber boarded gable, timber framed sash windows with glazed panels to the upper panes. Aerial views of the property indicate that additions have occurred at the rear and possibly within the roof space.



Figure 3. 67: Lila, 44 Boyle Street (also referred to as 17 Murdoch)

Iredale Avenue

No. 28 Iredale Avenue

In 1910, Helier Harbutt submitted a Building Application (unnumbered) to the Municipality of North Sydney for the construction of a two-storey residence of 7 rooms, with kitchen and offices located at the corner of Boyle Street and Iredale Avenue. Located on Lots 3 & 4 of the Cremorne Heights subdivision, the dwelling still survives at No. 28 Iredale Avenue. The property was sold to Napoleon Poidevin in 1915 and the dwelling, known as Merilla, with Poidevin residing there, first appears in the *Sands Directory* in 1914.

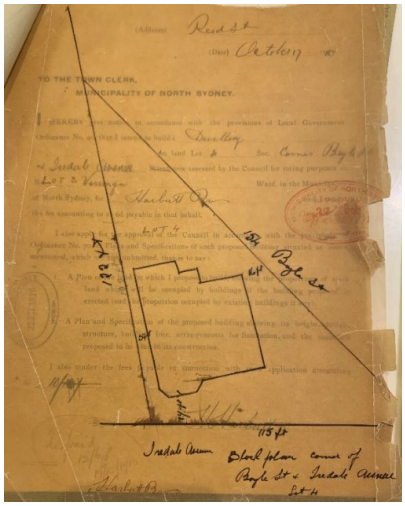


Figure 3. 68: Copy of block plan prepared by Helier Harbutt accompanying the Building Application (unnumbered) for No. 28 Iredale Avenue.

No. 28 Iredale Avenue consists of a two-storey residence of painted brick on sandstone base course with hipped and gabled, tiled roof with verandah with balcony above with timber shingled cladding and battening to gable fronts. Windows are timber framed, sash windows with colour, glazed panels to upper panes and to fanlights.



Figure 3. 69: No. 28 Iredale Avenue. Source: www.realestate.com.



Figure 3. 70:: No. 28 Iredale Avenue as seen from street level.

Nos. 4 to 10 Iredale Avenue

In 1911, The Harbutt Brothers submitted a Building Application for the construction of four cottages over parts of Lots 8, 9, 10 and 11.[30] These four cottages appear to survive at Nos. 4, 6, 8 and 10 Iredale Avenue and first appear in the *Sands Directory* in 1912. In 1915, the allotments were transferred to new owners.

Cloisonne, No. 4 Iredale Avenue, is a single storey, free standing cottage of painted brick and render with hipped, tiled roof. The dwelling is raised above ground level and is accessed via stairs leading to the front verandah, which has timber posts with decorative timber brackets. The front door is inset within an arched opening. The house has undergone alterations including the addition of a dormer to the front roof plane and a two-storey rear addition.

Koorang, No. 6 Iredale Avenue, is now a two-storey residence, although as original constructed it was single storey with an undercroft area that has since been adapted as additional living space. The cottage is face brick with a hipped, tiled roof and large gablet to the front elevation with battening, exposed eaves rafters and timber posts with decorative brackets to the front verandah, which is partially enclosed. The house also now has a two-storey rear addition.

Perak, No. 8 Iredale Avenue, is a substantial two-storey residence with front verandah at both levels, of painted brick with a hipped, tile roof. The house appears to have been constructed as a duplex, as when it first appears in the *Sands Directory* in 1912 it is listed with two occupants, M. Wasserbrenner and S. Fitzgerald.

Lonbank, No. 10 Iredale Avenue is a single storey, free standing residence with undercroft, of face brick with tiled, gable roof and front verandah with exposed eaves rafters, timber posts and timber moulded brackets. The front window appears to be timber framed casement windows with colour glazed panels to the upper pane and the fanlight.

[30] Building Application 11/729



Figure 3. 71: Cloisonne, No. 4 Iredale Avenue. Source: realestate.com



Figure 3. 72: Koorang or Kooranung, No. 6 Iredale Avenue.



Figure 3. 73: Perak, No. 8 Iredale Avenue

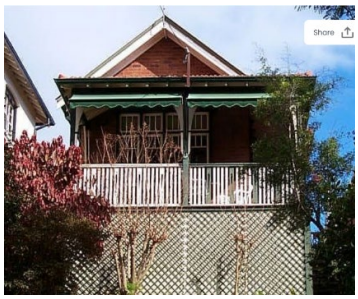


Figure 3. 74: Lonbank, No. 10 Iredale Avenue. Source: onthehouse.com

Nos. 3 to 7 Iredale Avenue

Nos. 3, 5 and 7 Iredale Avenue are located on Lots 41 ,42 and part Lot 43 of the Surrey Estate, which first appear in the *Sand Directory* in 1912 and were on sold in 1915-1916. This group of houses are located on the eastern side of Iredale Avenue, at its southern end and are located at below street level. It is assumed that they were built by the Harbutt Brothers, being in their ownership at the time of their construction.

Felix Haven, No. 3 Iredale Avenue, is a single storey, free-standing residence of roughcast rendered masonry with a hipped, tiled roof with two front gablets and a large gablet to the roof ridge with bullseye vent, exposed eaves rafters, front verandah under the main roof with timber posts and deocative timber brackets, timber framed casement windows with coloured glazed panels to fanlights and upper panes. The front entry is inset within an arched opening. At some stage a large dormer window has been constructed on the western roof plane.

Glenferrie, No. 5 Iredale Avenue, is a single storey, free-standing residence of painted brick with hipped, tiled roof with projecting front wing and front gable with false collar ties and timber shingling, exposed eaves rafters and timber framed casement windows. Based on real estate photographs, the dwelling now has a large addition to its rear and side elevation, although the tow storey gable wing to the rear survives.

Te Koya, No. 7 Iredale Avenue is a single storey, free-standing residence of face brick on sandstone base (cement rendered over) with hipped, tiled roof with projecting front and rear gables that are timber shingled, timber framed casement windows with coloured glazed panels to upper panes and fanlights and an awning with decorative timber brackets to the front casement window.



Figure 3. 75: No. 3 Iredale Avenue.



Figure 3. 76: No. 3 Iredale Avenue. Source: realestate.com



Figure 3. 79: No. 7 Iredale Avenue. Source: realestate.com



Figure 3. 77: No. 5 Iredale Avenue.



Figure 3. 78: Rear of No. 5 Iredale Avenue. Source: realestate.com



Figure 3. 80: Rear elevation of No. 7 Iredale Avenue. Source: realestate.com

Nos. 22 to 26 Iredale Avenue

Nos. 20, 22, 24 and 26 Iredale Avenue are located on Part Lots 3 and 4, Lot 5 and Lot 6 of the Surrey Estate, which first appear in the *Sand Directory* in 1912 and were on sold in 1915. This group of houses are located on the western side of Iredale Avenue, and it is assumed that they were built by the Harbutt Brothers, being in their ownership (leasehold) at the time of the initial construction of these four houses.

Rewa, No. 20 Iredale Avenue is located on Lot 6 and contains a large, two storey, free-standing residence that first appears in the *Sands Directory* in 1912 with two separate occupants, A. Hudson and H.J.T. Younger. In 1911, an advertisement appeared in the *Sydney Morning Herald* letting out three unfurnished rooms in Rewa, Iredale Avenue, which was noted as being a new villa.[31] In 1915, the property was transferred to Alice May Collier, wife of Bertram H. Collier. The Colliers are listed as residing in the house in the 1915 *Sands Directory,* and in 1916, a notice appeared under the Roll of

[31] Advertising, *The Sydney Morning Herald*, Wednesday, 29th March 1911, p. 4

Honour in the *Sydney Morning Herald* following the death of Lieutenant Bertram Collier, inserted by his wife, Alice Collier of Rewa, Iredale Avenue, Cremorne.[32]

The house is an excellent and ornate example of a Federation house of painted brick (originally face brick) on a sandstone base, with hipped and gabled tiled roof, projecting gabled front that is shingled with bay windows at ground and first floor level, gable fronted portico entry, a wrap-around verandah with heavy timber posts and moulded brackets, timber framed casement windows with coloured glazed panels and recessed balcony within the front roof plane.

No. 20 Iredale Avenue Cremorne is identified as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan* 2013 (Item No. I0062).

Templestone & Penrhyn, No. 22 Iredale Avenue are located on Lot 5 and first appear in the *Sands Directory* in 1912. The property contains a free standing, single storey Federation duplex of face brick on a sandstone base with undercroft, a tiled hipped roof and two projecting gable fronts, one with a rising sun motif in render to the gable, the other with a lattice design in render. The northern gable front is shingled, and the front entry is inset between the two projecting bays. Based on real estate advertisements, the property appears to be substantially intact internally, with original details surviving throughout including cornices, skirtings, door joinery and fireplaces.

Waima, No. 24 Iredale Avenue is located on part Lots 3 and 4 and first appears in the *Sands Directory* in 1914 being resided in by Florence Laury (Lawrie), who became the freehold owner of the property in 1915.[33] By 1917, self-contained flats were being advertised for lease at Waima.[34]

The property contains a two storey Federation flat building, containing four flats of face brick on a sandstone base, tiled hipped roof with two projecting gable fronts, one in face brick with timber shingled bay windows and battened gable, the other of fibrous cement and timber shingles, exposed eave rafters, timber framed casement windows with multi-pane fanlights. The front entry is inset between the two projecting gable fronts.

Torrington No. 26 Iredale Avenue is located on part Lots 3 and 4 immediately to the south of Merilla, No. 28 Iredale Avenue. Torrington first appears in the *Sands Directory* in 1912 being resided in by J.T. Middleton, who became the freehold owner of the property in 1915.[35]

The property contains a free-standing, single storey Federation cottage of painted brick on a sandstone base, with a tiled hipped roof with two projecting gable fronts, one with a bay window with timber framed casement windows with coloured glazed panels to the top pane and fanlight. The entry to the cottage is inset between the two projecting bays. A name plate "Torrington" remains attached to the front elevation. Real Estate advertisements reveal that the rear elevation remains in face brick of a light-coloured brick.

[32] Roll of Honour, *The Sydney Morning Herald*, Saturday, 12th August 1915, p. 12
[33] Certificate of Title Vol. 2571 Fol. 197
[34] Advertising, *The Daily Telegraph,* Saturday 9th June 1917, p. 7
[35] Certificate of Title Vol. 2560 Fol. 22



Figure 3. 81: Rewa, No. 20 Iredale Avenue. Source: realestate.com



Figure 3. 82: Templestone & Penrhyn, No. 22 Iredale Avenue.



Figure 3. 83: Waima, No. 24 Iredale Avenue.



Figure 3. 84: Torrington, No. 26 Iredale Avenue.

Lower Spofforth/Glenferrie Avenue

Lots 31 to 35 of the Surrey Estate/Cooperville subdivision front what was known as Spofforth Street, south of Boyle Street. Today, these allotments are known as No. 6 Lower Spofforth Street, Nos. 17 and 19 Glenferrie Avenue and Nos. 68 and 70 Kareela Road. No. 6 Lower Spofforth Street, Nos. 17 and 19 Glenferrie Avenue appear to have been built by the Harbutt Brothers in c1915 to 1918 (No. 21 Glenferrie Avenue is of a later date).

The Harbutt Brothers retained ownership of these properties (Lots 33, 34 and 35) until well into the mid-20th century and it is assumed they utilised these assets to finance the building of their other properties throughout the North Sydney LGA, as the Certificates of Titles indicate numerous mortgages were taken out.[36]



Figure 3. 85: 1943 aerial view of the subject properties along Lower Spofforth Street Glenferrie Avenue and Kareela Road (outlined in orange). Source: SixMaps

[36] Certificates of Title Vol. 4090 Fols. 36 and 37

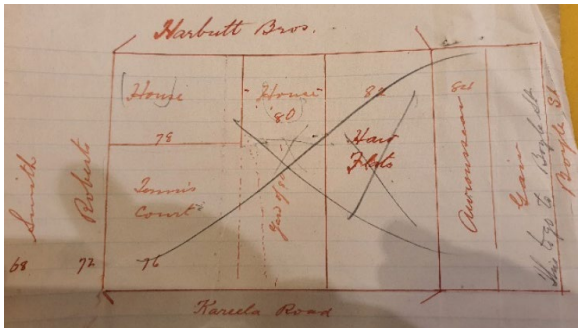


Figure 4. 86: Copy of sketch plan held in Stanton Library archives showing the Harbutt Brothers properties fronting what was then referred to as Kareela Road.

No. 6 Lower Spofforth Street (Walk)

In 1915, the Harbutt Brothers submitted a Building Application for the construction of a new residence over Lots 33, 34 and 35, with a right of way connecting the land through to Iredale Avenue to the west.[37] This property is Hawes Flats, No. 6 Lower Spofforth Street (Walk), a three storey Federation style block of flats of roughcast render and fibrous cement sheeting with battening, with hipped, tiled roof, timber framed casement windows, leadlight windows and enclosed verandahs.

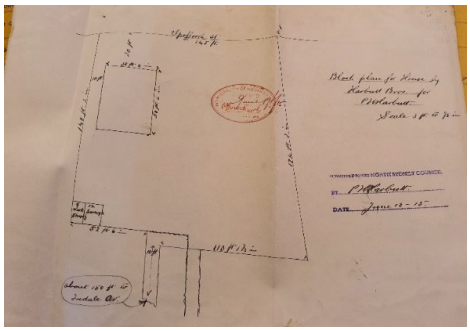


Figure 3. 87: Block plan for BA 15/2936 for No. 6 Lower Spofforth Street (Walk) submitted by Percy Harbutt.



Figure 3. 88: Hawes Flats, No. 6 Lower Spofforth Street (Walk). Source: realestate.com

No. 19 Glenferrie Avenue

In 1917, the Harbutt Brothers submitted a Building Application (unnumbered) for the construction of a cottage on Lot 33 and part Lot 34, which was approved in September 1917. This property is No. 19 Glenferrie Avenue and consists of a single storey, free standing cottage in the Federation style of rough cast render, with gabled, tiled roof, timber framed casement windows.

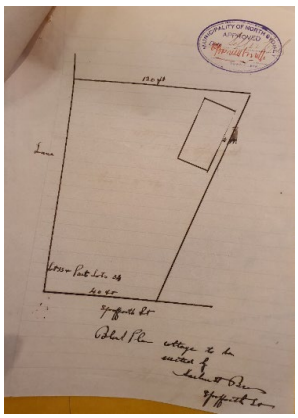


Figure 3. 89: Block plan submitted with the application for No. 19 Glenferrie Avenue.

[37] Building Application 15/2936



Figure 3. 90: No. 19 Glenferrie Avenue. Source: realestate.com

No. 17 Glenferrie Avenue

The following year, in 1918, the Harbutt Brothers submitted another Building Application for the construction of a block of flats on Lot 33. This property is No. 17 Glenferrie Avenue and consists of a two-storey building that is now a single residence of roughcast render with a hipped and gabled tiled roof, battened fibrous cement sheeting verandahs, multi-pane sash windows and exposed eaves rafters.

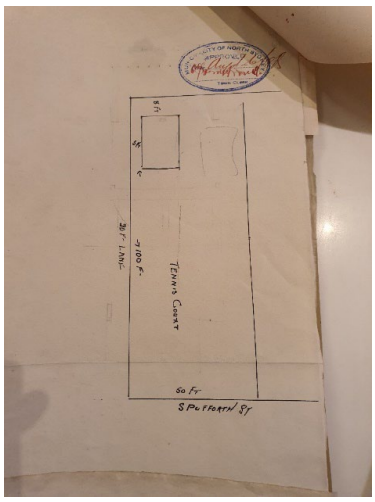


Figure 3. 91: Block plan submitted with the application for No. 17 Glenferrie Avenue.



Figure 3. 92: No. 17 Glenferrie Avenue. Source: realestate.com

3.3. Conclusion

Based on the foregoing research, the Harbutt Brothers, as builders and property developers, worked exclusively in the Federation style with Queen Anne and Arts & Crafts elements.

Producing free-standing and semi-attached cottages and large residences, as well as residential flat buildings, the Harbutt Brothers adapted the Federation style to accommodate the working classes through to the upper middle classes. The level of architectural detailing (both internally and externally) ranged from quite simple, with little external adornment and simply profiled internal joinery to the quite ornate (No. 20 Iredale Road Cremorne is the grandest example of their work identified for this report).

Key style indicators for the Federation Queen Anne style[38] employed by the Harbutt Brothers in their work include a prominent gable facing the street, timber battening to gable front, projecting bays, Marseilles pattern terracotta roof tiles, terracotta ridge tiles, timber gable screens, varied roof shapes including gablets, tall chimneys with terracotta pots, tuck pointed face brick, roughcast walling, verandas with timber posts and ornamental brackets, casement sash windows and multi-paned top lights.

Key style indicators for the Federation Arts & Crafts style[39] employed in their work include leadlight glazing, casement windows, coloured glass, quoin motifs, timber shingle cladding, exposed eaves rafters, battered chimneys, terracotta ridging, bay windows, leadlight, arched brick window heads, battened gable ends, gable infills, bullseye vents and sunrise motif in gable render design.

Based on the above analysis of known Harbutt Brothers buildings, both their dwellings and flat buildings display some consistency in form, with a strong preference for projecting front bays with gable roofs. The Harbutt Brothers often utilised the gable fronts to individualise the cottages within a row. From the 1910s they were employing the distinctly Australian rising sun motif, which became a defining feature of many of the cottages they constructed throughout Cremorne (see No. 22 Iredale Avenue, No. 15 Murdock Street, Nos. 10, 14 and 30 Macpherson Street, No. 2 Prospect Avenue and Nos. 79, 85, 120 and 122 Benelong Road).

Nos. 80 to 88 Parraween Street, display the key style indicators of the Federation Arts & Crafts style as employed by the Harbutt Brothers, although all four cottages are modest examples of the type. In comparison with the other Harbutt Brothers single storey, free standing cottages on Benelong Road, Iredale Avenue and Boyle Street, the Parraween Street cottages were clearly developed for the working classes, being a group of cottages of identical form and configuration, modest in scale and with simple detailing. Regardless, the Harbutt Brothers individualised each of the cottages by way of the treatment of the street elevations and gable front detailing.

Of the four cottages, No. 88 Parraween is the most ornate with rendered quoin motif, bullseye vent and roughcast render to the gable front. No. 86 Parraween Street is the least detailed of the group and the absence of a gable to the projecting bay places this cottage at odds with its neighbours. The use of a hipped roof to the front projecting bay is an uncommon feature in the work of the Harbutt Brothers and lessens the aesthetic attributes of the cottage in comparison with its neighbours.



Figure 3. 93: No. 82 Parraween Street



Figure 3. 94: No. 84 Parraween Street

[38] Apperley, R., Irving, R. and Reynolds, P., 1989; *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney, p.134
[39] Ibid.; p. 142 and Stapleton, M & I., 1997; *Australian House Styles*, The Flannel Flower Press Pty Ltd, Mullumbimby, p. 58-59



Figure 3. 95: No. 86 Parraween Street.



Figure 3. 96: No. 88 Parraween Street.

Based on the locations of their known works, the Harbutt Brothers benefitted from the subdivision and leasehold sale of the Cooper Estate lands throughout North Sydney (and Mosman). Their offices were located at the corner of Macpherson Street and Military Road (Harbutt's Building, 348 Military Road, Cremorne), a building which they shared with their brother Lawrence Harbutt, a real estate agent.

As builders, property developers and estate agents, the Harbutt Brothers, became notable and prolific contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray. It appears that it was the practice of the Harbutt Brothers to take up the leasehold (later the freehold) title of multiple allotments along suburban streets and build free-standing cottages, semi-attached cottages and blocks of flats in the Federation style.

This was not an unusual practice, as other builders and developers are known to have benefitted from the release of the Cooper Estate lands in the same way, including Charles and Mary Blackman, who constructed pairs of semi-attached cottages along Parraween Street at the same time as the Harbutt Brothers (Nos. 58 to 80 Parraween Street). The Blackman cottages are also examples of Federation style architecture with Arts & Crafts elements, although they are smaller in scale and less generous in detailing (other than Nos. 78 and 80 Parraween Street), than the cottages developed by the Harbutt Brothers.

As noted in the *North Sydney Heritage Study Review*,[40] the creation of the Municipality of North Sydney in 1893, coupled with the leasehold sale of the Cooper Estate lands, led to a fairly rapid population increase throughout the North Sydney LGA in the late 19th and early 20th centuries. This period of development coincided with Federation and a discussion about building for the Australian climate and identity. Thus, localities such as Cremorne, Neutral Bay, Cremorne Point and Cammeray began to grow and took on the character of Federation residential suburbs, a character that survives today.

The Harbutt Brothers arrived in Australia from New Zealand during this era and examples of their work are known to survive throughout the former Cooper Estate lands (inclusive of the Parraween Estate), all in the Federation style. The amount and quality of their work make a substantial contribution to the recognised historical character of the Federation era residential precincts of the North Sydney LGA.

[40] Godden Mackay Pty Ltd. in association, 1993; *North Sydney Heritage Study Review*, p. 137

4. Assessment of Significance

4.1. Introduction

Following the internal inspection of most of the subject properties (excluding No. 86 Parraween Street) and the completion of a detailed comparative analysis of the work of the Harbutt Brothers (see Section 3 of this report), revised assessments of significance have been provided below for Nos. 50, 52, 54, 56, 70, 72, 78 & 80 and 82 to 88 Parraween Street.

The following statements of significance are based on the foregoing analysis in this report and have been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

4.2. Revised Assessments of Significance

4.2.1. No. 50 and Nos. 52 to 56 Parraween Street

Criterion (a) Historical Significance

No. 50 and Nos. 52 to 56 Parraween Street, Cremorne are of historical significance on a local level as some of the oldest surviving buildings in the locality of Parraween Street. Constructed in c.1887-89, they were the first buildings to be constructed along Parraween Street east of Paling Street and survive today relatively intact to their original configurations. Constructed by bricklayer John Connor, as his own residence (No. 50), with adjacent row of workers cottages for rent (Nos. 52 to 56), the group of buildings are associated with the initial release, subdivision and sale of the Parraween Estate (part of the Cooperville Estate lands) and earliest phase of suburban development of the Parraween Estate lands that occurred in c.1883.

Meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

Nos. 50 and 52 to 56 Parraween Street, Cremorne are associated with John Connor, bricklayer, who took out the leaseholds over the land (Lots 28 to 30 of Section 2 of the Parraween Estate) in 1886 and developed the land for his own house with adjacent row of three workers cottages. John Connor is not a noted person in the history of Cremorne and is not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

Nos. 50 and 52 to 56 Parraween Street are of aesthetic significance on a local level as a surviving group of late Victorian vernacular cottages with Georgian Revival and Italianate detailing, that remain relatively intact to their original forms and configuration.

No. 50 Parraween Street is of aesthetic significance as a simply detailed, single storey, rendered masonry cottage with gabled tiled roof extending over the front balcony with simple squared timber posts, with landscaped front garden. Details of note include the rendered quoining around the front door, decorative sill brackets and dentils to the front door architrave, a detail repeated in the adjacent row of cottages. Internally, the dwelling retains its original configuration (with minor later additions) and some original architectural detailing including simply detailed cornices, skirtings and joinery. Fireplaces have been removed and internally, the cottage is of little architectural note.

The adjacent row of three, semi-detached workers cottages at Nos. 52 to 56 Parraween Street are of aesthetic significance as simply detailed, single storey, rendered masonry cottages with gabled corrugated metal roofing that encompasses the front verandahs of all three cottages. Evidence suggests that the facades were originally ashlar lined, fin walls retain their arched recesses and the front doors to Nos. 52 and 54 Parraween Street display the same dentil mouldings as those found at No. 50 Parraween Street. Although both Nos. 52 and No. 56 have undergone some change, the work is generally sympathetic and does not prevent the ability to appreciate the row as a consistent group of workers cottages.

Internally, all three cottages have been altered, resulting in the loss of some original details, however, across the group of three cottages, enough evidence remains of original architectural features (including fireplaces, cornices, skirtings, ceiling roses and joinery) to allow restoration/reconstruction of each cottage to its original configuration.

As a group of buildings, Nos. 50 and 52 to 56 Parraween Street, make a strong historical contribution to Parraween Street and the immediate locality and are comparable with other late 19th and early 20th century rows of workers cottages located throughout the North Sydney LGA.

Meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville Estate lands and the Parraween Estate from the late 19th century, Nos. 50 and 52 to 56 Parraween Street may be valued by local residents for their historical character and relative intactness.

Potentially meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 50 and Nos. 52 to 56 Parraween Street have minor research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne.

Does not meet criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**

Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

As a group of buildings all constructed by the one person, John Connor, bricklayer, as his own residence with adjacent row of workers cottage for rent, Nos. 50 and 52 to 56 Parraween Street are considered to be rare on a local level. Although a number of other rows of workers cottages can be found throughout the North Sydney LGA, none appear to retain an adjacent free-standing house linked by way of history, form, style and architectural detailing.

Meets the criterion on a local level.

Assessing Heritage Significance **(2001)**	
Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**Yes**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**Yes**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**No**

Criterion (g) Representativeness

As a group of late Victorian workers cottages, Nos. 50 and 52 to 56 Parraween Street are representative of the earliest phase of development of the Cooperville Estate lands following the release, subdivision and sale of the land (leasehold) for suburban development in c.1883. The form, simple detailing and configuration of the free-standing cottage and row of workers cottages (regardless of later changes) are representative of Victorian era residential development for the working classes in the newly developing suburb of Cremorne.

Meets the criterion on a local level.

Assessing Heritage Significance **(2001)**	
Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

The group of four cottages at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The group consists of four relatively intact late Victorian cottages, developed for the working classes, displaying modest Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details (both internally and externally).

Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of cottages are of historical significance as evidence of the earliest phase of development within the Parraween Estate.

The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street.

As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.

4.2.2. Nos. 70 and 72 Parraween Street

Criterion (a) Historical Significance

Nos. 70 and 72 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooper Estate lands). Constructed in c.1909 by building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain substantially intact to their original configurations and detailing.

Meets the criterion on a local level.

Assessing Heritage Significance **(2001)**	
Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

Nos. 70 & 72 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Part Lots 23 and 24 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group of similar type semi-attached Federation cottages that characterise Parraween Street. Charles Blackman is not a noted person in the history of Cremorne and is not well known today. More broadly, the properties are

associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

Nos. 70 & 72 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, semi-attached, single storey Federation cottages of unusual configuration presenting as a single dwelling with No. 70 fronting the street (south elevation) and No. 72 entered via a verandah on the side (east) elevation (currently enclosed with timber weatherboard).

Constructed in c.1909 with typical Federation detailing of face brick with contrasting brick sills on sandstone base course, with hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and encaustic tile verandah with squared timber posts and decorative timber brackets. Internally, the main body of both cottages remain substantially intact to their original configuration and detailing including four panelled doors with fanlights, moulded skirtings and cornices, picture rails, moulded plaster ceiling roses, timber mantelpieces and No. 70 retains an original fireplace with tiled hearth and surrounds. The pair of cottages form part of a larger group of similar pairs of semi-attached cottages, of lesser integrity.

Although both properties now contain a hard stand parking space within their front yards, the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**

***Assessing Heritage Significance* (2001)**	
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooper Estate lands and the Parraween Estate from the late 19th century, Nos. 70 & 72 Parraween Street may be valued by local residents, for their historical character and relative intactness.

Potentially meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 70 & 72 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. To a lesser extent, there is also the potential for further information to be gained regarding local developer Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne.

Meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

Nos. 70 and 72 Parraween Street are considered rare on a local level due to their form and configuration. Although detailed in a typical Federation style (both externally and internally), the pair of semi-attached cottages present as a single free-standing dwelling, with the front entry to No. 72 located on a side elevation, an uncommon approach to the semi-attached cottage form.

Meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**Yes**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

Nos 70 and 72 Parraween Street are representative of the work of local building contractor Charles Blackman, who constructed a row of similar type cottages along Parraween Street in the early 20th century, of which Nos. 70 and 72 remain substantially intact. The form, detailing, material selection and configuration of the pair of semi-attached cottages are representative of Federation style residential development for the working classes.

Meets the criterion on a local level.

***Assessing Heritage Significance* (2001)**	
Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

Nos. 70 and 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their relative rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation cottages of high integrity to their original configuration and detailing (externally and internally). Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.

The pair of bungalows are also representative of a type of modest housing, erected in the early 20th century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets. Internally, the cottage retains original features including timber joinery, four panelled doors with

fanlights, moulded skirtings, picture rails, ceiling roses and timber mantelpieces. No. 70 retains its original, tiled fireplace and hearth.

Forming part of a larger group of similar types of pairs of cottages along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the streetscape due to their relative intactness, form, Federation details, integrity and historical character.

4.2.3. Nos. 78 & 80 Parraween Street

Criterion (a) Historical Significance

Nos. 78 & 80 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed between 1908 to 1910, by local building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain relatively intact to their original configurations and detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

Nos. 78 & 80 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Lot 21 and Part Lots 20 and 22 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group semi-attached Federation bungalows that characterise Parraween Street. Charles and Mary Blackman are not considered to be notable persons in the history of Cremorne and are not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**Yes**
Provides evidence of people or events that are of dubious historical importance	**Yes**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

Nos. 78 & 80 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, modest, semi-attached, single storey Federation bungalows of high integrity. Constructed between 1908 to 1910 in the Federation style, the pair of houses are mirrored under a single hipped terracotta tiled roof with a single front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with chamfered timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair.

Internally, the main body of both houses remain substantially intact to their original configuration and detailing with surviving Federation details including pressed metal ceilings, four panelled doors with fanlights, ceiling roses, picture rails, moulded skirtings, timber T&G floorboards, and arched hallway opening with corbels. No. 78 retains its original living room corner chimney piece with timber mantel. The relative intactness of both houses enhances their aesthetic significance.

Although both properties now contain a hard stand parking space within their front yards, the width of the sites allows for a front garden and the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, Nos. 78 & 80 Parraween Street may be valued by local residents, for their historical character and intactness.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 78 & 80 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. To a lesser extent, there is also some potential for further information to be gained regarding local building contractor Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne and surrounding suburbs.

Meets the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**Yes**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

Nos. 78 & 80 Parraween Street are not considered rare being examples of a pair of semi-attached Federation bungalows, many of which are located throughout the North Sydney LGA.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**Yes**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**Yes**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**Yes**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

As a pair of semi-attached, single storey Federation bungalows, Nos. 78 & 80 Parraween Street are representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today. The form, detailing, material selection and configuration of the pair of semi-attached cottages are representative of Federation style residential development for the working classes.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**

Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration and detailing.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The pair of bungalows are representative of modest Federation style housing, erected in the early 20th century to accommodate local workers. Retaining a number of key style characteristics of the Federation style, the houses are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair. Internally, both houses remain substantially intact in configuration and detailing to the main body of the bungalows.

Forming part of a row of pairs of semi-attached cottages along Parraween Street of mixed intactness and integrity built by local building contractor Charles Blackman (Nos. 58 to 80 Parraween Street), Nos. 78 & 80 Parraween Street are of a notably different form and make a strong contribution to the streetscape due to their relative intactness and integrity, Federation detailing, and historical character.

4.2.4. No. 82 Parraween Street

Criterion (a) Historical Significance

No. 82 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20th century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**

Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes Provides evidence of activities or processes that are of dubious historical importance Has been so altered that it can no longer provide evidence of a particular association.	**Yes** **No** **No**

Criterion (b) Historical Associational Significance

No. 82 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 19 and 20 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation Is associated with a significant event, person or group of persons	**No** **Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events Provides evidence of people or events that are of dubious historical importance Has been so altered that it can no longer provide evidence of a particular association.	**No** **No** **No**

Criterion (c) Aesthetic Significance

No. 82 Parraween Street is of aesthetic significance on a local level as a substantially intact, modest, single storey Federation bungalow of moderate to high integrity, of a form typical of the work of the Harbutt Brothers.

Constructed in c1908 with typical Federation detailing of face brick (now painted) on a sandstone base course with projecting front bay with timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. Later changes have resulted in the removal of chimney pieces and the complete rebuilding of the rear wing enveloping the original bathroom/laundry skillion rear wing.

Although the property now contains a hard stand parking space within the front yard, the intactness, configuration and detailing of this cottage remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, No. 82 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 82 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**

Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**Yes**

Criterion (f) Rarity

No. 82 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20th century. However, as an example of a well-built, substantially intact, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

No. 82 Parraween Street is representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 82 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing with preferred design features (notably the projecting bay front with gable). No. 82 Parraween Street, together with its neighbours at Nos. 84, 86 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**

Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

No. 82 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 84, 86 and 88 Parraween Street), No. 82 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 82 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

4.2.5. No. 84 Parraween Street

Criterion (a) Historical Significance

No. 84 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20th century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

No. 84 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 18 and 19 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**No**
Provides evidence of people or events that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

No. 84 Parraween Street is of aesthetic significance on a local level as a substantially intact, modest, single storey Federation cottage of high integrity, of a form typical of the work of the Harbutt Brothers.

Constructed in c1908 with typical Federation detailing of face brick on a sandstone base course with projecting front bay with rough cast gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. Highly ornate timber mantelpieces with original fireplaces with tiled surrounds and hearths surviving the master bedroom and living room.

The property retains its modest garden setting and the high integrity and intactness of the cottage is of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, No. 84 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 84 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**No**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**Yes**

Criterion (f) Rarity

No. 84 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen properties built by the Harbutt Brothers in the early 20th century. However, as an example of a well-built, substantially intact, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

No. 84 Parraween Street is representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 84 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a good, representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing with preferred design features (notably the projecting bay front with gable). No. 84 Parraween Street, together with its neighbours at Nos. 82, 86 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

No. 84 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a roughcast rendered gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. The two surviving original ornate timber mantelpieces with tiled fireplace surrounds and hearths are noteworthy.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 86 and 88 Parraween Street), No. 84 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 84 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

4.2.6. No. 86 Parraween Street

No. 86 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20th century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

No. 86 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 17 and 18 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**No**
Provides evidence of people or events that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

No. 86 Parraween Street is of minor aesthetic significance on a local level as a substantially intact, single storey Federation bungalow of moderate to high integrity (externally).

Constructed in c1908 with typical Federation detailing of face brick (now painted) on a sandstone base course with projecting front bay with hipped tiled roof, arch brick window heads, exposed eaves rafters, tall face brick chimney with terracotta pots and inset verandah with chamfered timber posts, the cottage is a modest example of the type.

The insertion of a covered carport within the front yard detracts somewhat from the contribution the cottage makes to the surviving historical character of Parraween Street.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**No**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**No**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**No**
Has lost its design or technical integrity	**Yes**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**Yes**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, No. 86 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 86 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive along Parraween Street and elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**Yes**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

No. 86 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20th century. However, as an example of a modest, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

No. 86 Parraween Street is representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 86 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing. No. 86 Parraween Street, together with its neighbours at Nos. 82, 84 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers, however, in comparison with its neighbours, No. 86 Parraween Street is of less interest.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**No**
Has the principal characteristics of an important class or group of items	**No**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**No**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**Yes**

Summary Statement of Significance

No. 86 Parraween Street, Cremorne is of some significance on a local level for its historical, associational, and representational values.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) and for its associations with noted local builders and developers the Harbutt Brothers.

As a representative example of a Federation style cottage, No. 86 Parraween Street is very modest in detailing and although substantially intact externally, better examples of the type exist along Parraween Street and throughout Cremorne, including other cottages built by the Harbutt Brothers.

As No. 86 Parraween Street is not considered a good representative example of the work of the Harbutt Brother as it lacks the characteristic form of a Harbutt Brothers building (absence of projecting bay with gable front), it is recommended that 86 Parraween Street does not warrant heritage listing on Schedule 5 – Environmental Heritage of *North Sydney Local Environmental Plan* 2013

4.2.7. No. 88 Parraween Street

No. 88 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20th century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

No. 88 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 15 and 16 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**No**
Provides evidence of people or events that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

No. 88 Parraween Street is of aesthetic significance on a local level as a substantially intact, modest, single storey Federation bungalow of moderate to high integrity, of a form typical of the work of the Harbutt Brothers.

Constructed in c1908 with typical Federation detailing of roughcast render with quoin motif, with a projecting front bay with rendered gable with bullseye vent, rendered arch headed windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

Although the property now contains a hard stand parking space within the front yard, the intactness, configuration and detailing of this cottage remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, No. 88 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**

Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 88 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne.

The property also has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including the extent of their involvement in the residential development of Cremorne, their influence on the established historical character of the locality and in their building practices and design considerations.

Meets the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**Yes**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

No. 88 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20th century. However, as an example of a well-built, substantially intact, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

No. 88 Parraween Street is representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 88 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a good, representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing with preferred design features (notably the projecting bay front with gable). No. 88 Parraween Street, together with its neighbours at Nos. 82, 84 and 86 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**No**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**No**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**
Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

No. 88 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 86 Parraween Street), No. 88 Parraween Street, is representative of the work of the Helier and Percy Harbutt, local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 88 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

4.2.8. Precis

As per the above, an assessment of Nos. 50, 52, 54, 56, 70, 72, 78 & 80 and 82 to 88 Parraween Street has been undertaken in accordance with the guidelines provided in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001), and concluded that the subject properties meet the thresholds for the following criteria for assessing significance (refer to Table 4.1):

Legend:

Date	Style	Integrity	Criterion
Late 19th = 1860 to 1899	C = Contemporary	H = High	A = Historical significance
Early 20th = 1900 to 1929	V GR = Victorian Georgian Revival	M = Moderate	B = Historical Associational Significance
Late 20th = 1960 to 1999	Fed = Federation	L = Low	C = Aesthetic/Technical Significance
			D = Social Significance
			E = Research Potential
			F = Rarity
			G = Representational

Table 4. 1: Assessment of Significance for Parraween Street properties.

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
50 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
52 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
54 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
56 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
70 Parraween St	Early 20th	Fed	H	√	X	√	X	√	√	√
72 Parraween St	Early 20th	Fed	H	√	X	√	X	√	√	√
78 Parraween St	Early 20th	Fed	H	√	X	√	X	√	X	√
80 Parraween St	Early 20th	Fed	H	√	X	√	X	√	X	√
82 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
84 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
86 Parraween St	Early 20th	Fed	M	√	√	X	X	√	X	X
88 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√

5. Recommendations

5.1. Introduction

North Sydney Council has requested the preparation of this Addendum to the *Parraween Street and Hayden Orpheum Picture Palace, Cremorne Heritage Assessment (*October 2022), with the purpose of undertaking additional research in order to satisfactorily assess the merits of including all or some of the items identified in the recently gazetted IHOs in a future planning proposal for their listing as local heritage items under the *North Sydney Local Environmental Plan* 2013:

The additional research undertaken for this Addendum report involved the following:

- Internal inspection of all properties which were the subject of the IHOs (IHO 3/2022 and 4/2022) with respect to Nos. 50 to 54, Nos. 70 & 72, Nos. 78 & 80 and Nos. 82 to 88 Parraween Street (with the exception of No. 86 Parraween Street) to assist in a more holistic appreciation of their intactness.
- Further research into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 Parraween Street, within the context of their wider body of work.

5.2. Recommendations

Based on the outcomes of the assessment of significance undertaken of those properties located on Parraween Street, the subject of the IHOs, and taking into account the physical evidence (external and internal), historical research and the comparative analysis the following recommendations are made:

- Nos. 50, 52, 54 and 56 Parraween Street **warrant listing** as a local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 70 & 72 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 78 & 80 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 82, 84 and 88 Parraween Street **warrant listing** as local heritage item (individual listings) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- No. 86 Parraween Street **does not warrant listing** as local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

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Parraween Street Cremorne Heritage Assessment

Addendum: No. 86 Parraween Street, Cremorne

Prepared for: North Sydney Council Issued: 18th April 2023

Introduction

This Addendum to the *Parraween Street Cremorne Heritage Assessment Report* (dated 28th March 2023) has been prepared by Kate Denny of Lucas Stapleton Johnson & Partners.

On 17th April 2023, Kate Denny was granted access to the interiors of No. 86 Parraween Street to conduct a short site inspection of the dwelling. As a result of this inspection, it was found that the interiors of the dwelling were of a comparable level of integrity to Nos. 82, 84 and 88 Parraween Street. The dwelling retains much of its original configuration and internal detailing and the moderate to high level of intactness makes the place likely to be of heritage significance.

The previous conclusion regarding the heritage significance of No. 86 Parraween Street had been made in the absence of a complete understanding of the fabric of the place. As the investigation of significance has now been substantially completed for No. 86 Parraween Street, Cremorne, inclusive of an investigation of the fabric of the place, a reassessment of significance was undertaken in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001). The outcome of this assessment found that No. 86 Parraween Street Cremorne is considered to be of historical, associational, aesthetic and representational significance.

The following revised recommendation is provided:

- No. 86 Parraween Street **warrants listing** as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

A Revised Statement of Significance and Precis of Assessment for the place is attached.

Kate Denny
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Revised Statement of Significance for No. 86 Parraween Street

Criterion (a) Historical Significance

No. 86 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20th century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	**No**
Is associated with a significant activity or historical phase	**Yes**
Maintains or shows the continuity of a historical process or activity	**No**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	**Yes**
Provides evidence of activities or processes that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (b) Historical Associational Significance

No. 86 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 17 and 18 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	**No**
Is associated with a significant event, person or group of persons	**Yes**
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	**No**
Provides evidence of people or events that are of dubious historical importance	**No**
Has been so altered that it can no longer provide evidence of a particular association.	**No**

Criterion (c) Aesthetic Significance

No. 86 Parraween Street is of minor aesthetic significance on a local level as a substantially intact, single storey Federation bungalow of moderate to high integrity (externally and internally). Constructed in c1908 with typical Federation detailing of face brick (now painted) on a sandstone base course with projecting front bay with hipped tiled roof, arch brick window heads, exposed eaves rafters, tall face brick chimney with terracotta pots and inset verandah with chamfered timber posts, the cottage is a modest example of the type. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces. Later changes have resulted in the removal of chimney pieces and later fitouts to kitchen and bathroom.

The insertion of a covered carport within the front yard detracts somewhat from the contribution the cottage makes to the surviving historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	**No**
Is the inspiration for a creative or technical innovation or achievement	**No**
Is aesthetically distinctive	**Yes**
Has landmark qualities	**No**
Exemplifies a particular taste, style or technology	**Yes**
Guidelines for Exclusion	
Is not a major work by an important designer or artist	**Yes**
Has lost its design or technical integrity	**No**
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	**No**
Has only a loose association with a creative or technical achievement	**No**

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19th century, No. 86 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	**No**
Is important to a community's sense of place	**Yes**
Guidelines for Exclusion	
Is only important to a community for amenity reasons	**No**
Is retained only in preference to a proposed alternative	**No**

Criterion (e) Research Potential

No. 86 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	**Yes**
Is an important benchmark or reference site or type	**No**
Provides evidence of past human cultures that is unavailable elsewhere	**No**
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	**No**
Has little archaeological or research potential	**No**
Only contains information that is readily available from other resources or archaeological sites	**No**

Criterion (f) Rarity

No. 86 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20th century. However, as an example of a modest, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	**No**
Demonstrates a process, custom or other human activity that is in danger of being lost	**No**
Shows unusually accurate evidence of a significant human activity	**No**
Is the only example of its type	**No**
Demonstrates designs or techniques of exceptional interest	**No**
Shows rare evidence of a significant human activity important to a community	**No**
Guidelines for Exclusion	
Is not rare	**No**
Is numerous but under threat	**Yes**

Criterion (g) Representativeness

No. 86 Parraween Street is representative of the early 20th century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 86 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing. No. 86 Parraween Street, together with its neighbours at Nos. 82, 84 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	**Yes**
Has the principal characteristics of an important class or group of items	**Yes**
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	**No**
Is a significant variation to a class of items	**Yes**
Is part of a group which collectively illustrates a representative type	**Yes**
Is outstanding because of its setting, condition or size	**No**
Is outstanding because of its integrity or the esteem in which it is held	**No**

Guidelines for Exclusion	
Is a poor example of its type	**No**
Does not include or has lost the range of characteristics of a type	**No**
Does not represent well the characteristics that make up a significant variation of a type	**No**

Summary Statement of Significance

No. 86 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) and for its associations with noted local builders and developers the Harbutt Brothers.

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, with arch brick window heads, exposed eaves rafters, tall face brick chimney with terracotta pots and inset verandah with chamfered timber posts, the cottage is a modest example of the type. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 88 Parraween Street), No. 86 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 86 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

Precis of Assessment

Legend:

Date	Style	Integrity	Criterion
Late 19th = 1860 to 1899	C = Contemporary	H = High	A = Historical Significance
Early 20th = 1900 to 1929	V GR = Victorian Georgian Revival	M = Moderate	B = Historical Associational Significance
Late 20th = 1960 to 1999	Fed = Federation	L = Low	C = Aesthetic/Technical Significance
			D = Social Significance
			E = Research Potential
			F = Rarity
			G = Representational

Assessment of Significance for No. 86 Parraween Street

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
86 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√