

Heritage Review of proposed Planning Proposal to list 12 cottages in Parraween Street, Cremorne

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prepared by Kemp & Johnson Heritage Consultants
for North Sydney Council

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1.0 INTRODUCTION/BACKGROUND

1.1. THE BRIEF

This heritage review report has been prepared on behalf of North Sydney Council to provide an independent heritage review of the Planning Proposal to heritage list 12 cottages in Parraween Street, Cremorne. This independent heritage review is a requirement of the Gateway determination as follows:

“Prior to finalisation, undertake a post-exhibition review of submissions and relevant heritage studies, including those commissioned by Council, to be undertaken by an independent heritage consultant to provide a recommendation on the appropriateness of the proposed heritage listings. This review should consider existing comparable heritage items in the LGA.”

The Brief for this review is to undertake:

- A review of the heritage assessment report commissioned by Council (prepared by Lucas Stapleton Johnson & Partners Pty Ltd, October 2022 and Addendum of March 2023)
- A review of submissions received by Council in response to the public exhibition of the Planning Proposal
- A review of a heritage assessment report (prepared by Architectural Projects Pty Ltd) received by Council as part of a submission against the Planning Proposal.

It should be noted that the Brief does not include any review of the development proposal affecting the properties in the Planning Proposal.

1.2. METHODOLOGY

A site visit was undertaken on 16th October 2023 where the affected houses and their context was viewed from the street and photographed, submissions were reviewed (initially excepting review of the heritage assessment report submitted by the development proponents), and the Council commissioned heritage assessment reports of March and October 2022 were reviewed. Following this, the heritage assessment report submitted by the development proponents was also reviewed.

This methodology was adopted to ensure that the review of the Council commissioned heritage assessment reports and resident's submissions was not unduly influenced by the reading and review of the development proponent's heritage assessment report.

1.3. AUTHOR IDENTIFICATION

This report was prepared by Kemp & Johnson Heritage Consultants, 3 David Street, Croydon NSW 2132.

This report was authored by Chery Kemp, Principal Partner/Heritage Specialist.

1.4. DEFINITIONS

For the purposes of this report

Local	Refers to North Sydney Council LGA
State	refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i> , <i>setting</i> , <i>use</i> , <i>associations</i> , <i>meanings</i> , records, <i>related places</i> and <i>related objects</i> . Places may have a range of values for different individuals or groups.
Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

1.5. AFFECTED PROPERTIES

The Planning Proposal is to heritage list 12 properties on the northern side of Parraween Street, Cremorne, between Paling Street and Langley Avenue, which are in the vicinity of the Cremorne Orpheum heritage item (Item No. I0066, North Sydney LEP 2013). These 12 properties are:

Table 1: Affected properties – details from Clive Lucas Stapleton Johnson & Partners Heritage Assessment report

Street address	Real property description	Description	Integrity rating	History
50 Parraween Street	Lot 30, Sec 2, DP4785	Freestanding single storey rendered and painted brick cottage with a tiled (originally corrugated iron or slate) gabled roof, a single storey skillion rear wing with corrugated metal roof. Rear pergola and attached skillion roofed laundry to rear. Externally relatively intact particularly to the façade. Alterations: chimney have been removed, roof cladding altered, concrete floor to front verandah, separate front verandah roof removed as part of recladding of roof.	High-moderate	Built c.1888 by builder & bricklayer John Connor
52, 54 & 56 Parraween Street	Lot A, DP366345 Lot B, DP366345 Lot C, DP366345	Three attached single storey gabled corrugated iron roofed Victorian terraces. The original room configuration of Nos. 52 and 54 is intact except for rebuilt rear skillion section. Chimneys remain and fireplace to Nos. 52 and 54. Alterations: No. 52: the western-most, has a single storey addition to the western side which is attached below the eaves line. No. 56: roof ridge slightly raised to accommodate a 2-storey rear addition (DA17/14 and DA458/13). Very altered, with only the street elevation, front hall and bedroom remaining relatively unaltered.	High (52 and 54) Moderate (56)	Built c.1889 by builder John Connor
70 & 72 Parraween Street	Lot X, DP442664 Lot Y, DP442664	Pair of Federation Queen Anne style semi-detached single storey houses, face brick on sandstone base with unglazed terracotta tiled hipped roof. No. 70 and 72 - main body of the dwellings are highly intact including internally.	High	Built c.1908 by local developer Charles Blackman
78 & 80 Parraween Street	Lot 1, DP441402	Pair of Federation Queen Anne style semi-detached single storey houses. No. 78 has had its brickwork painted. The main body of the houses at No. 78 & 80 are substantially intact with rebuilt rear wings.	High	Built c.1908 by local developer Charles Blackman

Street address	Real property description	Description	Integrity rating	History
82 Parraween Street	Lot 2, DP441402	Federation Queen Anne style single storey freestanding cottage brick on sandstone base (brick walls have since been painted) with an unglazed terracotta tiled hipped and gabled roof. The main body of the house is substantially intact.	High	Built c. 1914 by Helier Harbutt, local builder, and developer
84 Parraween Street	Lot 2, DP19887	Federation Queen Anne style single storey freestanding cottage brick on sandstone base with an unglazed terracotta tiled hipped and gabled roof. The main body of the house is highly intact.	High	Built c. 1908 by Helier Harbutt, local builder, and developer
86 Parraween Street	Lot 3, DP19887	Federation Queen Anne style single storey freestanding cottage painted brick (originally face brick) with a hipped unglazed terracotta tiled roof with a chimney on the western side. A carport has been built in the front garden, and the front fence is a modern cyclone wire fence.	Moderate	Built c. 1909 by Helier Harbutt, local builder, and developer
88 Parraween Street	Lot 4, DP19887	Federation Queen Anne style single storey freestanding cottage painted brick (originally face brick) on sandstone base (with an unglazed terracotta tiled hipped and gabled roof. The main body of the house is substantially intact. Modern powder coated aluminium front fence and hard stand car space in the front garden.	High	Built c. 1908 by Helier Harbutt, local builder, and developer

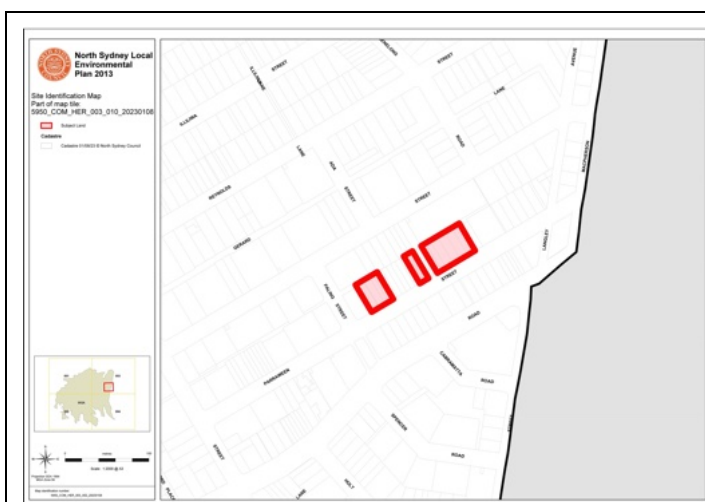


Figure 1: Location of the affected properties subject to the Planning Proposal Source:

1.6. STATUTORY HERITAGE CONTEXT

The Cremorne Orpheum Theatre, within the context of the affected properties is a heritage item listed in the North Sydney LEP 2013. The Council commissioned heritage assessment reports also recommended that this heritage item be nominated for State heritage register listing.

The affected properties are not in the vicinity of any other heritage items or heritage conservation areas.

The figures below show the existing heritage context and the Planning Proposal amended LEP heritage map.



Figure 2: Extract of North Sydney LEP 2013 Heritage Map 003 showing the affected section of Parraween Street, Cremorne with the Cremorne Orpheum being heritage item No. I0066. The affected properties are striped in red.



Figure 3: Extract of the amended heritage map in the Planning Proposal to amend the heritage listings in Parraween Street, Cremorne to heritage list the affected properties.

1.7. NON- STATUTORY LISTINGS

No National Trust listings have been noted for the affected properties.

2.0 PHYSICAL DESCRIPTION

2.1. THE VICINITY

The Cremorne Orpheum Cinema has its rear elevation to Parraween Street, which is in the vicinity of the properties affected by the Planning Proposal. The rear elevation of the cinema is opposite the eastern end of the group of affected properties (Nos 84, 86 and 88 Parraween Street).



Figure 4: View of the rear elevation of the Cremorne Orpheum Cinema facing Parraween Street. Source: Google streetview, September 2020

2.2. THE AFFECTED PROPERTIES

The affected properties are Nos. 50, 52, 54, and 56 Parraween Street, a freestanding, and a row of single storey Victorian Georgian terrace houses; Nos. 70 & 72, and 78 & 80 Parraween Street, two separate pairs of Federation Queen Anne style semi-detached houses; and Nos. 82, 84, 86 and 88 Parraween Street, a group of freestanding single storey Federation Queen Anne style houses. Each of these groups are built by three different builders, and all are modest houses of their periods and architectural styles.



Figure 5: View of No. 50 Parraween Street. The roof form has been altered with the loss of the originally separate front verandah roof and recladding in unglazed terracotta tiles, which have caused inflexion in the roof (original roofing would have been either slate or corrugated iron, both lighter in weight).



Figure 6: Street view of No. 50 Parraween Street.



Figure 7: Nos. 52, 54 and 56 Parraween Street. The side addition to No. 52 is evident at left, and the roof alteration to No. 56 is visible at right. Only the central terrace, No. 54 has retained its chimney.



Figure 8: Eastern side view of the large 2-storey modern rear addition to No. 56 Parraween Street.



Figure 9: Pair of semi-detached residences at Nos. 70 & 72 Parraween Street. No. 72 has only moderate integrity due to aluminium framed window to the façade and addition to the western side which also features aluminium framed windows. Nos. 70 & 72 are also isolated from the other houses in the proposed listing.



Figure 10: Nos. 78 & 80 Parraween Street. These have high integrity, with the only alterations being painting of the brickwork and loss of the chimney to No. 80.



Figure 11: Street view of Nos. 82 to 88 Parraween Street, Cremorne. The carport to No. 86 is visible centre right. Source: Google streetview

3.0 SUMMARY OF REVIEW OF THE SUBMISSIONS TO THE PLANNING PROPOSAL

47 submissions were received to the Planning Proposal which are summarized in Attachment 1 to this report.

45 of the submissions were in favour of the heritage listing proposal for the 12 Parraween Street properties, including two from precinct committees, and one each from the North Shore Historical Society and the Cremorne Conservation Society, groups which represent their local members. Many of these submissions noted the proximity of the affected properties to the Cremorne Orpheum cinema listed heritage item and the importance of preserving a streetscape setting for this listed heritage item.

One submission was from the owner of one of the affected properties and does not either oppose or support the heritage listing proposal – it expressed the view that the owner does not want to see his property either heritage listed or demolished.

One submission, which was submitted on behalf of a development proponent for a proposed development in the street, opposed the Planning Proposal. This submission included as an attachment a Heritage Assessment report prepared by Jennifer Hill of Architectural Projects, which is reviewed in Section 4.2 below.

4.0 REVIEW OF THE SUBMITTED HERITAGE ASSESSMENT REPORTS

4.1. REVIEW OF THE HERITAGE ASSESSMENT REPORTS PREPARED FOR NORTH SYDNEY COUNCIL BY LUCAS STAPLETON JOHNSON & PARTNERS PTY LTD, OCTOBER 2022 AND ADDENDUM REPORT OF MARCH 2023

The first report was originally commissioned to assess whether part of Parraween Street would warrant protection as part of a new Heritage Conservation Area. The first October 2022 report concluded that Parraween Street:

- did not warrant protection as part of a Heritage Conservation Area
- Nos. 50, 52, 54, 56, 70 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items
- Nos. 58 to 68 Parraween Street and Nos. 74 to 76 Parraween Street do not warrant heritage listing.
- Further research should be undertaken to identify the extent of surviving building 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.

The second March 2023 report undertook additional research including internal inspections of the affected houses and further research into the history of the Harbutt Brothers including a comparative analysis of Nos. 82-88 and No. 108 Parraween Street within the context of their wider body of work. This second report concluded:

- Nos. 50, 52, 54, and 56 Parraween Street warrant listing as local heritage items (group listing)
- Nos. 70 & 72 Parraween Street warrant listing as local heritage items (group listing)
- Nos. 78 & 80 Parraween Street warrant listing as local heritage items (group listing)
- Nos. 82, 84 and 88 Parraween Street warrant listing as local heritage items (individual listings)
- No. 86 Parraween Street does not warrant listing as a local heritage item (however this house has been included in the Planning Proposal listing). Note that No. 86 was initially not considered but was later included in the Planning Proposal following an internal site visit.

The architectural style terminology used in the October 2022 report is confusing and does not conform to the accepted terminology¹. Where the author has used the term “Georgian Revival” for the Victorian period cottages it is assumed that the term “Victorian Georgian” is intended. Where the author has used the term “Federation Arts & Crafts” it is assumed that the term “Federation Queen Anne” is intended.

The analysis in both reports of the integrity of each of the houses is not considered precise:

- Re: No. 50 Parraween Street the house is described as “relatively intact” where the roof cladding has been replaced and the front verandah roof form lost with the main roof

¹ The accepted style terminology is that used in “A Pictorial Guide to Identifying Australian Architecture: styles and terms from 1788 to the present” Richard Apperly, Robert Irving, Peter Reynolds, Publisher Angus & Robertson 1989

extending down over the front verandah (which would have had a separate front verandah roof) and the loss of chimneys. The front verandah of the house also has a concrete floor, and the front fence is modern. Inflexion of the roof is evident arising from the installation of the heavier terracotta roof tiles replacing an original slate or corrugated iron roof.

- Re: Nos. 52, 54 and 56 Parraween Street: No. 52 has a single storey side addition to the front of the house and No. 56 can be described as substantially altered with only the façade remaining and internally the front hall and one bedroom. No. 56 has had its roof raised to accommodate a rear 2 storey addition constructed in 2014.
- Nos. 70 & 72 (pair of semi-detached Federation Queen Anne style residences) appear substantially intact externally however the presentation to Parraween Street is impacted by hard stand parking and high modern fencing in front of the houses. Nos. 74 & 76, not proposed for heritage listing, similarly have hard stand parking and No. 76 has a high front fence. No. 74 has had its façade altered with modern doors. If one of a pair of semis or terrace row is substantially altered, this lowers the integrity of the pair or row.
- Nos. 78 & 80 (pair of semi-detached Federation Queen Anne style residences) have had their brickwork painted and hard stand parking installed in front gardens.
- No. 82 (freestanding Federation Queen Anne style house) has had its brickwork painted and hard stand parking installed in the front garden.
- No. 84 (freestanding Federation Queen Anne style house) has high integrity, retaining its front garden and face brickwork.
- No. 86 (freestanding Federation Queen Anne style house) has painted brickwork and a carport in the front garden and appears similar to the level of integrity of No. 82.
- No. 88 has painted brickwork, hardstand parking in the front garden, and has lost its chimneys. It is not dissimilar in integrity to No. 86.

If these houses proposed for heritage listing were within a Heritage Conservation Area, the houses would be considered “Contributory” to the Heritage Conservation Area.

However, given the affected houses are only on the northern side of a section of Parraween Street, with the southern side of the street dominated by modern commercial or mixed-use buildings up to four storeys, and the houses are not in a continuous grouping, the analysis in the March 2022 report which rejected Heritage Conservation Area listing, is considered to be well-reasoned and the recommendation and later Council decisions not to pursue Heritage Conservation Area listing is considered to be correct.

The subject houses were then assessed in the two reports for individual or group local heritage item listing. Local heritage item listing is a step above being within a heritage conservation area: a house which may rate as “Contributory” if it were within a heritage conservation area, will not necessarily pass the significance threshold for local heritage listing once analysed in accordance with the NSW Heritage heritage assessment criteria.

The affected properties are all modest vernacular houses from the late 19th and early 20th centuries which are typical modest dwellings of the Victorian Georgian or Federation Queen Anne styles, speculatively built by local builders/developers. There would be numerous examples of such houses within heritage conservation areas in the North Sydney LGA, which are not heritage listed: for example, in McMahons Point Nos. 73, 75 and 74 Blues Point Road are Victorian Georgian cottages (two of these sandstone), and Nos 87 & 87A, 96/96A, 98/100 and 136/138 Blues Point Road are pairs of Federation Queen Anne style semi-detached residences, many of which are finer in detail and more intact (some retaining slate roofs) when compared to the Federation Queen Anne style semi-detached residences in Parraween Street being considered for heritage listing.

For vernacular houses like those being considered in Parraween Street, the relevant heritage assessment questions are set out in the table below.

Table 2: Relevant heritage assessment questions regarding the houses affected by the Planning Proposal Source: Kemp and Johnson Heritage Consultants

Do the houses have any significant historical associations?	Nos. 50, and the row at 52-56 Parraween Street have historical association with John Connor, bricklayer, who built all four houses and lived at No. 50. Nos. 70 & 72, 78 & 80 are associated with builder Charles Blackman. Nos. 80-88 are associated with builder Helier Harbutt.
How historically important are the builders involved?	Nos. 50, and the row at 52-56 Parraween Street are the first group of buildings constructed along this portion of Parraween St shortly after the initial subdivision of the Parraween Estate, so these properties are evidence of the earliest phase of development of the Parraween Estate. Charles Blackman, builder of houses at Nos. 70 & 72, 78 & 80, is not considered to be an important local builder. Helier Harbutt, builder of houses at Nos. 80-88, was a prominent local builder and developer in the Federation period in the North Sydney LGA.
Are the houses good representative examples of their respective periods and styles (and how does integrity impact on this)?	No. 50 has been altered; however, alterations are reversible, Alterations to No. 52 are unlikely to be reversed and alterations to No. 56 are not reversible. The alterations to houses at Nos. 52 and 56 lower the integrity of the row of terraces at 52-56, resulting in these NOT being good examples of a Victorian Georgian terrace row.
Are the houses good representative examples of the work of the respective builders involved in their construction (again, integrity impacts on this)? Are there better examples locally of the work of these builders?	It is unknown whether John O'Connor (builder of Nos. 52-56) built other houses in the North Sydney LGA. It is also not known whether Charles Blackman (builder of houses at Nos. 70 & 72, 78 & 80) built other houses in the LGA. Helier Harbutt, builder of houses at Nos. 80-88, was a prolific local builder and developer (refer to the October 2022 report for details), and there are other examples of his work elsewhere in the LGA.
Are there other factors that affect significance?	The group at Nos. 82-88 Parraween Street are a continuous group and are located opposite the Cremorne Orpheum cinema (a listed heritage item). These houses form a historical streetscape setting for the cinema. These houses also have associated street tree plantings of brush box which appear in the earliest 1930 aerial photo of the street. The builder Helier Harbutt may have instigated the street tree plantings (more research is needed to confirm this). These factors increase the aesthetic significance of the group.

Where the houses are part of a row, if one of the row has low integrity, this impacts on the heritage significance of the entire row.

While an assessment of the integrity of the affected houses was made in these reports, and internal inspections were undertaken for the October 2022 report, the writeup of the assessment criteria does not mention building integrity as a factor considered for the significance assessment of each of the houses, and the integrity rating for each house in the reports (see Table 1 of this report for reference) appears inaccurate. The reversibility of alterations is also a factor in assessing integrity. A reassessment of the integrity of the affected houses is set out in the table below:

Table 3: Reassessment of the integrity of the houses affected by the Planning Proposal by Kemp and Johnson Heritage Consultants

Address	Integrity rating
50 Parraween Street	Moderate (changed from Moderate-High). The house has lost its original roof cladding and chimneys and has lost its original front verandah roof. The front verandah also has a concrete floor.
52 Parraween Street (part of row)	Moderate (changed from High), as there is a side addition to the west elevation visible from the street. The side addition is unlikely to be reversed, though it is possible to do so.
54 Parraween Street (part of row)	High (unchanged)
56 Parraween Street (part of row)	Low (changed from Moderate). The roof has been raised, a large 2-storey rear addition constructed and internally only the front hallway and front bedroom remain. This is a substantially altered building. These alterations are not reversible.
70 Parraween Street (semi detached with No. 72)	High (unchanged)
72 Parraween Street (semi detached with No. 70)	Moderate (changed from High). This house has an aluminium framed window to the front façade and a weatherboard sunroom addition to the eastern side with aluminium framed windows.
78 & 80 Parraween Street (pair of semi-detached houses)	High (unchanged). Brickwork has been painted to both houses, but these are otherwise relatively intact. The chimney remains to No. 78, while No. 80 is missing its chimney.
82 Parraween Street	High (unchanged). Brickwork has been painted and the chimney has been lost from the roof.
84 Parraween Street	High. Chimney remains to roof. Brickwork is unpainted. Very intact.
86 Parraween Street	High (Changed from Moderate). Chimney remains to roof. Brickwork has been painted and a carport in the front garden partially obscures the house from the street.
88 Parraween Street	High (unchanged). Brickwork has been painted. Chimney has been lost from the roof.

4.2. REVIEW OF THE HERITAGE ASSESSMENT REPORT PREPARED BY ARCHITECTURAL PROJECTS PTY LTD

This Heritage Assessment report was submitted as part of an objection to the Planning Proposal to list the affected Parraween Street properties. The report was prepared by Jennifer Hill of Architectural Projects Pty Ltd and is dated 21st September 2023.

The report opposes heritage listing of all the houses in the Planning Proposal.

The report criticizes the integrity ratings given in the Clive Lucas Stapleton Johnson heritage assessment reports prepared for Council. This criticism is addressed by the re-evaluation of the integrity ratings by Kemp and Johnson Heritage Consultants provided in Table 3 of this report above.

The report criticizes the proposed heritage listing of Nos. 50, and the row at Nos. 52, 54 and 56 Parraween Street given the alterations to these houses. This criticism is agreed with by Kemp and Johnson Heritage Consultants, and the heritage listing of these properties is not recommended in this Review report due to the low-moderate integrity of this group.

The Architectural Projects report argues against the proposed heritage listings within the houses numbering 58-80 Parraween Street (Federation Queen Anne semi-detached houses) due to alterations, hard stand car parking installed in front gardens, and lack of street trees.

However, Kemp and Johnson Heritage Consultants notes that:

- not all of these houses are proposed for heritage listing (due to later alterations)
- The 1930 aerial photo (in the October 2023 Council commissioned heritage assessment report) demonstrates that except for outside the house nos. 82-88 Parraween Street, there were no historical street tree plantings in Parraween Street
- Where no other parking options are available, hard stand areas for cars within front gardens are generally allowed even within Heritage Conservation Areas (refer to Section 13.9.5 Provision P6 of the North Sydney DCP 2013).
- Modifications such as modern front fences (noting that none of the houses proposed for heritage listing have original front fences) are reversible.

This Kemp and Johnson Heritage Consultants Review report only recommends the heritage listing of Nos. 78-80 Parraween Street of this group of Federation Queen Anne style semi-detached residences due to alterations to other houses in the group, whereas Nos. 78-80 Parraween Street have both a high level of integrity and are also contiguous with the group of free-standing Federation Queen Anne style houses at Nos. 82-88 Parraween Street.

The Architectural Projects report argues that the houses at Nos. 82-88 Parraween Street have been modified, including cement rendering of brickwork, however while many of these houses have painted brickwork (a reversible modification), only the house at No. 88 has cement rendered walls. This house differs from the others in this group in that it features imitation quoining to the front corners, so it is possible that, despite the 1908 construction date, the cement rendered walls are original.

The modifications for hard stand car parking in front gardens would be allowable under current DCP controls for heritage conservation areas, and modern front fences are reversible, though the carport to No. 86, which is detracting, is unlikely to be demolished.

The builder Helier Harbutt has also been considered to be a significant local builder for the North Sydney area in the October 2022 heritage assessment report commissioned by Council, giving this group additional historical heritage significance. This Kemp and Johnson Heritage Consultants Review report also considers this group to have additional aesthetic significance as a continuous group of Federation Queen Anne style houses, due to the association with the early street tree planting outside the group (shown in the 1930 aerial photo) and the proximity to the Cremorne Orpheum cinema heritage item (which is directly opposite this group), resulting in the group providing a traditional streetscape setting for the cinema (an issue raised in the majority of resident submissions supporting heritage listing).

5.0 CONCLUSION

This Kemp and Johnson Heritage Consultants Review report supports the decision of the previous Council commissioned Heritage Assessment reports that a heritage conservation area is not appropriate in the Parraween Street area.

The 12 houses being considered for heritage listing in the Planning Proposal are all modest dwellings of their periods and styles, being Victorian Georgian late 19th century (Nos. 50, 52, 54 and 56 Parraween Street) and Federation Queen Anne early 20th century (the remainder of the 12 houses). There are numerous examples of such houses which are not heritage listed but are within North Sydney heritage conservation areas, many more intact and finer in detail (examples previously mentioned in Blues Point Road, McMahon's Point).

The affected houses have varying degrees of integrity. In Table 3 of this report the integrity/intactness level of the 12 affected houses has been reconsidered by Kemp and Johnson Heritage Consultants.

The terrace row at Nos. 52-56 Parraween Street is considered to have questionable local heritage significance as a row due to the irreversible alterations to No. 56 Parraween Street in particular, but also the western side addition to No. 52. The row as whole is considered to have Low-Moderate integrity due to alterations. No. 50 Parraween Street is also considered to have only a Moderate level of integrity due to alterations.

While these four houses are the oldest in this section of Parraween Street, due to alterations they are not considered to be good representative examples of their period and style.

Nos. 70 & 72 (pair of semi-detached Federation Queen Anne style houses) are isolated, and No. 72 is only of Moderate integrity due to alterations. Due to this, it is not recommended that heritage listing proceed for this pair of houses.

The group of houses from 78 & 80 Parraween St (pair of semi-detached Federation Queen Anne style houses built by builder Charles Blackman) and group of detached Federation Queen Anne style houses Nos. 82, 82, 86 and 88 Parraween Street (built by builder Helier Harbutt) are recommended for a group heritage listing for the following reasons:

- These houses have local aesthetic significance as they form a contiguous group of relatively intact houses representative of the work of two local builders from the Federation period.
- Due to their high integrity the houses are considered good representative examples of modest Federation Queen Anne style houses.
- The Helier Harbutt built group has additional aesthetic significance for the street tree planting outside the group, which appears in the 1930 aerial and later aerial photographs.
- The group has additional local aesthetic significance as it provides a historic streetscape setting for the Cremorne Orpheum cinema on the opposite side of Parraween Street.

6.0 ATTACHMENTS

6.1. SUMMARY OF SUBMISSIONS TO PLANNING PROPOSAL EXHIBITION

Submission summary re Planning Proposal

Submissions in favour of heritage listing proposal	
Submission no.	Summary
1	Heritage is valuable to the area which has developments of excessive height, and the heritage listing is beneficial for the setting of the Orpheum Theatre heritage item in the vicinity
2	Keeping houses for families in the area is valued.
3	Supports heritage listing instead of excessive development
4	Supports heritage listing as the cottages contribute to the village atmosphere of Cremorne Village
5	Supports heritage listing proposal
6	Supports heritage listing so the 12 cottages are retained and not demolished
7	Supports heritage listing proposal
8	Supports heritage listing proposal
9 (Harrison-Bennett Precinct Committee)	The Precinct Committee supports the heritage listing proposal
10	Supports heritage listing proposal as the cottages add to the village and streetscape character. Mentions a petition signed by over 750 residents supporting the heritage listing.
11 (Brightmore Precinct Committee)	The Precinct Committee supports the heritage listing proposal
12	Detailed letter in support of the heritage listing proposal to preserve the historical cottages, to safeguard the cultural and architectural heritage of Parraween Street as the "heart" of Cremorne
13 (North Shore Historical Society)	Supports heritage listing proposal as the cottages have been thoroughly assessed for heritage value, are relatively intact and in need of protection from demolition or unsympathetic alteration.
14	Supports heritage listing proposal as the cottages are part of the village and streetscape character and add to the setting of the Orpheum Theatre heritage item.
15	Supports heritage listing proposal to protect the cottages from demolition.
16	Supports heritage listing proposal as the cottages are part of the village and streetscape character and add to the setting of the Orpheum Theatre heritage item. Opposes a proposed development in Parraween St which would involve demolition of the cottages.
17	Supports heritage listing proposal as the cottages are part of the history and character of the area and need to be protected from demolition.
18	Supports heritage listing proposal as the cottages are part of the history and character of the area and need to be protected from demolition.
19	Supports heritage listing proposal as the cottages are part of the history and character of the area and need to be protected from demolition.
20	Supports heritage listing proposal as the cottages are part of the village and streetscape character and add to the setting of the Orpheum Theatre heritage item.
21	Supports heritage listing proposal as the cottages are part of the history and character of the area and need to be protected from demolition.
22	Supports heritage listing proposal to preserve the existing character of the street.
23	Supports heritage listing proposal as the cottages are part of the history and character of the area.
24	Supports heritage listing proposal to preserve the character of the area and protect the cottages from demolition.

25 (Cremorne Conservation Group)	Supports heritage listing proposal as the cottages have been thoroughly assessed for heritage value and are inherently important to the village character of Cremorne.
26	Supports heritage listing proposal as the cottages are part of the village and streetscape character and add to the setting of the Orpheum Theatre heritage item.
27	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and add to the setting of the Cremorne Orpheum heritage item.
28	Supports heritage listing proposal
29	Supports heritage listing proposal
30	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and add to the setting of the Cremorne Orpheum heritage item.
31	Supports heritage listing proposal as the cottages are part of the character of the area
32	Supports heritage listing proposal to preserve the cottages.
33	Supports heritage listing proposal
34	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and add to the setting of the Cremorne Orpheum heritage item.
35	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and add to the setting of the Cremorne Orpheum heritage item, and the cottages should be preserved from demolition.
36	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and the cottages should be preserved from demolition.
37	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and add to the setting of the Cremorne Orpheum heritage item.
38	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and the cottages should be preserved from demolition.
39	Supports heritage listing proposal
40	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and the cottages should be preserved from demolition.
41	Supports heritage listing proposal
42	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape.
43	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape and add to the setting of the Cremorne Orpheum heritage item and should be preserved from demolition.
44	Supports heritage listing proposal as the cottages are part of the character of the area and streetscape.
47	Supports heritage listing proposal
Mixed feelings about the heritage listing proposal	
45 (from one of the affected houses)	Doesn't approve of the heritage listing proposal but doesn't want to move and wants to save his house from demolition.
Against the proposal heritage listing proposal	
46 (submission from Gyde Consulting on behalf of the proposed)	Refers to a Heritage Assessment report by Architectural Projects Pty Ltd and argues that the cottages lack integrity, and there are more intact examples of such cottages throughout North Sydney LGA, therefore the cottages do not warrant heritage listing. [A detailed review of this Heritage Assessment report is part of the review report].

development in Parraween St)	
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