

158 BROOMFIELD STREET
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

MAY 2025

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1. INTRODUCTION

1.1 BRIEF

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 158 Broomfield Street, Cabramatta, which is legally described as Lot 8 DP 19194.

1.2 STUDY AREA

The location of the property is depicted in yellow on the aerial photograph below.

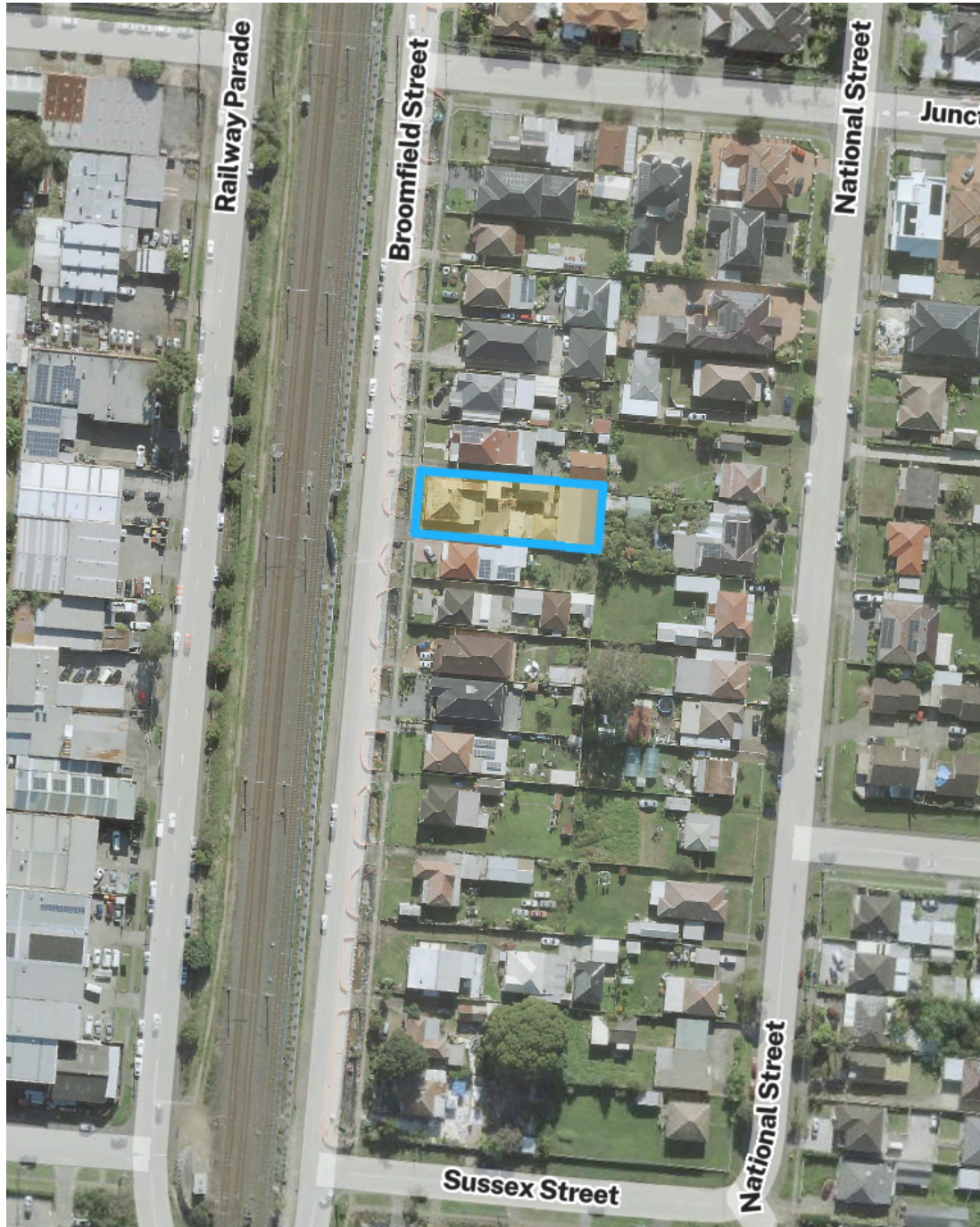


Figure 1: Location of 158 Broomfield Street (Source: Six Maps, NSW Spatial Services.)

1.3 DEFINITIONS

Definitions are based on Australia ICOMOS Burra Charter, 1999 and are as follows:

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

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

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

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

Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

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

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric.

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

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

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

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 1999;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Portion 243 of St Luke's Parish

The 300 acre land grant of Portion 243 of the Parish of St Lukes was originally granted to Andrew White on the 25th July 1818.¹ White was a landholder from the Liverpool area; he had arrived as a free settler on the Northampton in 1815, and regularly appears in lists of persons to be issued with horned cattle from the government herds. He was also recorded as being a juror at an inquest on Simeon MacGuiggan held at Moore's Bridge, Liverpool.²

On the matter of the White's Bankstown district land grant, Surveyor James Meehan wrote to the Governor Macquarie from Macquarie Fields on the 24th July 1818 saying that he had 'accordingly described' the land grant, and 'it will be doing White a very great kindness if he can have his land grant prior to your Excellency's departure as I know he can raise the money he wants by mortgage on it; and will by that means, be able to have both his farm and stock with a little care'.³

White did take a mortgage from the Bank of NSW for the purchase of the property. In January 1823, merchant and investor Daniel Cooper had acquired access to 200 acres of the grant containing the study site, with a lease and release agreement being reached in mid-November 1826. This land was eventually willed to his niece Elizabeth Wallis (nee Cooper), and from there to her children, Charles, Thomas, Ernest, and Elizabeth Wallis. The Wallis siblings sold 161 $\frac{3}{4}$ acres to surveyor John Henry Laycock on the 21st March 1884.⁴ Just 3 days later, a conveyance deed was executed between Laycock and Sydney merchant John Broomfield for the entire 161-odd acres; being the White grant land west of the Great Southern Road (now-Hume Highway).⁵

¹ NSW LRS: PA6453

² MHNSW: *Colonial Secretary's Papers, Special Bundles, 1794-1825*, NRS 898; Reels 6020-6040, 6070; Fiche 3260-3312

³ MHNSW: *Colonial Secretary's Papers, Main Series of Letters Received, 1788-1826*, NRS 897: Reels 6041-6064, 6071-6072

⁴ J. W. Davidson, 'Cooper, Daniel (c. 1785-1853)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cooper-daniel-1919/text2281>, published first in hardcopy 1966; NSW LRS: Book 285 No. 543

⁵ NSW LRS: PA6453; Book 285 No. 544

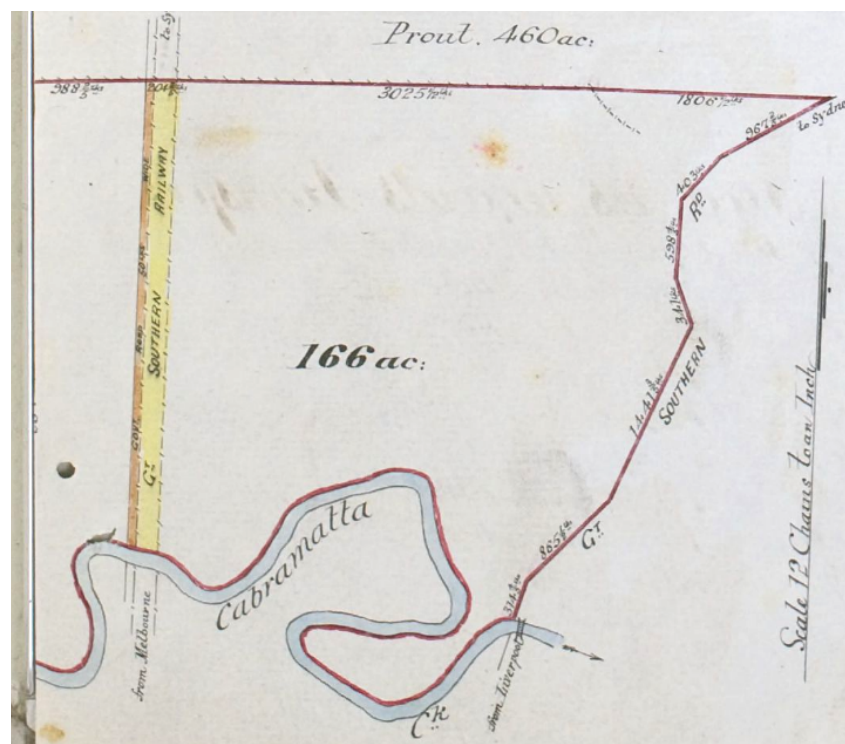


Figure 2 – 1886 title plan showing the 166 acres purchased by John Broomfield, being part of Andrew White's 300-acre grant. (NSW LRS: CT Vol. 775 Fol. 73)

2.1.2 Township of Cabramatta subdivision (1885)

Broomfield set about the total subdivision of the place; with Laycock as the surveyor, they created the 'Township of Cabramatta', offered by Watkin and Watkin for sale by auction on the 7th June 1884. Broomfield lodged the Primary Application to bring the land under Torrens Title in February 1886; it was recorded as Deposited Plan 1656.⁶

The subdivision was quite successful, with steady sales being recorded through 1886 and 1887, before slowing in the lead up to the 1890s economic depression. John Broomfield was representative of people who were then engaging in some of the most significant economic activity occurring in NSW in the latter decades of the nineteenth century; being speculative land development. The economic depression of the 1890s contributed to the lack of success of some of these estates – notably the neighbouring 'Town of Cabramatta', but Broomfield was fared relatively well given the challenging economic climate. He managed to sell the remaining residue of the estate to the National Building Land & Investment Co. in July 1896.⁷ They went on to advertise the remainder of the estate into the early 20th century; with a 1906 sale advertisement showing the reduced number of lots available for purchase.

⁶ NSW LRS: PA6453; DP1656; CT Vol. 775 Fol. 73

⁷ NSW LRS: CT Vol. 1198 Fol. 117



Figure 3 - 1884 subdivision plan for Broomfield's 'Township of Cabramatta'. The study site is on Lot 6 of Section 17 of this plan. (SLNSW: Cabramatta subdivision plans, 010 - Z/SP/C2/10 - Township of Cabramatta - Great Southern Rd, Boundary Lane, Church St, Sussex St, Liverpool St, 1884).



Figure 4 – 1906 subdivision plan for the Township of Cabramatta. The shaded lots indicated they have been sold. (SLNSW: Cabramatta subdivision plans, 010 - Z/SP/C2/10 - Township of Cabramatta - Great Southern Rd, Boundary Lane, Church St, Sussex St, Liverpool St, 1884).

2.1.3 Development of the 158 Broomfield Street

Ann Horspool, wife of Charles Horspool, Importer of Summer Hill, bought a number of blocks of land from John Broomfield's subdivision on 13 October 1886 including Lots 6 and 7 of Section 17 DP 1656.

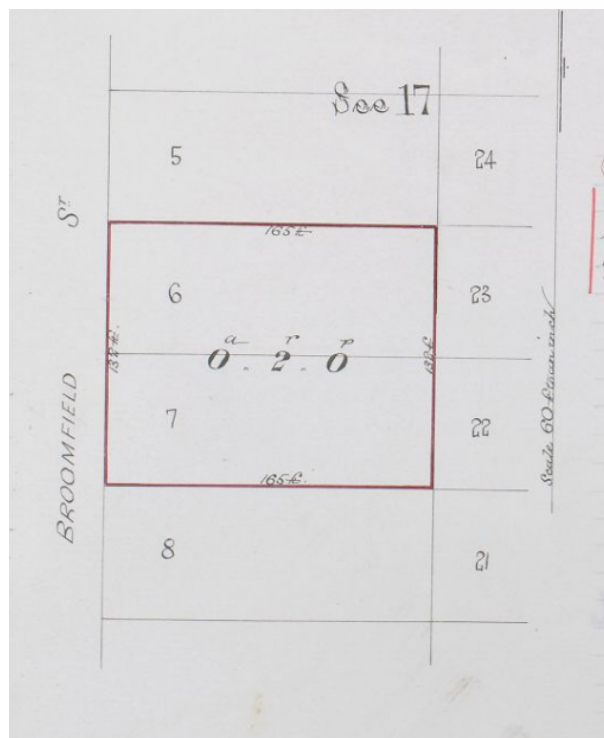


Figure 5 – Ann Horspool's Section 17 allotments which contain the study site. Sold to Barrety Smith in 1888. (Source: NSW LRS: CT Vol. 812 Fol. 6)

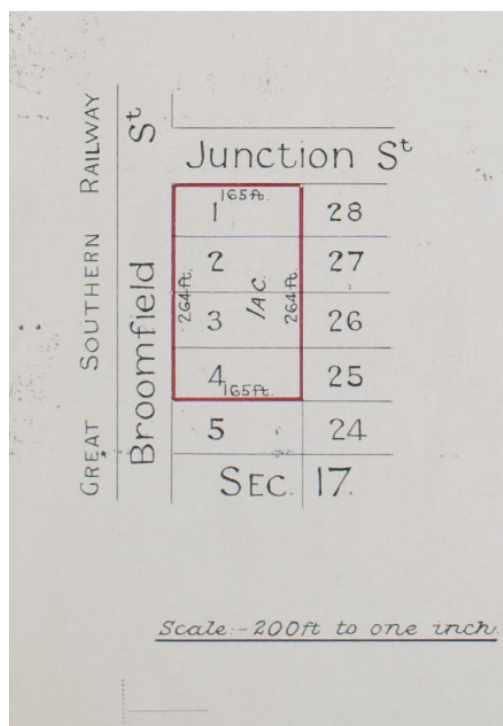


Figure 6 – Barrety Smith acquired the neighbouring Lots 1-4 in 1917, adding land that was likely used as a small farmlet (Source: NSW LRS: CT Vol. 2767 Fol. 112)

Ann Horspool's 2 rood portion, being Lots 6 & 7 was purchased by labourer Barrety Smith on 14 May 1888.⁸ He then went on to acquire Lot 5 from the liquidation sale of the National Building & Investment Co. in October 1898, and on the 22 June 1917, added Lots 1-4 to his portfolio. Between the 3 titles he put together approximately 1 ¾ acres.⁹

The 1901 Census records Barrety Smith as living on Broomfield Street, with the household containing 5 males and 4 females.¹⁰ Historic aerals show that there was only one house in the Lot 1-7 parcel, and the distinctive siting close to the road confirms that it is the study site. It is

⁸ NSW LRS: CT Vol. 812 Fol. 6

⁹ NSW LRS: CT Vol. 1261 Fol. 177; Vol. 2767 Fol. 112

¹⁰ MHNSW: *NSW Census, 1901, Campbelltown and Liverpool / Cumberland / B Canley Vale, Series: NRS 685; Book: 2; Item: 2/8438; Fiche: 1033-1036*

therefore reasonable to estimate the construction time of the house on Lot 6 Sec 17 as being post-October 1886 and pre-1901, but likely to be around 1888/9 following Smith's 1888 purchase. The acreage was used as a small farm, with an outbuilding also visible on the 1930 aerial.

Smith passed away on the 11th November 1926. The death notice records him as 'late of Bloomfield St, Cabramatta' indicating that he was still living at the property until his death.¹¹

In July 1927, The Public Trustee went about disposing of the property to settle the deceased estate. In addition to the fenced Lots 1-7 at Broomfield Street which included the 5 roomed brick cottage, kitchen, and out-houses (being the study site), Smith also had acquired a block of land at Sussex Street, being Lot 3 of Section 18, which provided them with access to Cabramatta creek. Both were to be auctioned on the 14th September 1927.¹²



Figure 7 – 1930 aerial of the study site being lots 1-7 of Section 17 (red). The study site is the residence visible fronting Broomfield Street. (Source: NSW Spatial Services, Historical Aerial Imagery, January 1930, CAC_25_785)

¹¹ *Sydney Morning Herald*, 11 November 1927

¹² *Sydney Morning Herald*, 07 September 1927, p.21



Figure 8 – 1943 aerial following the subdivision of the Smith farmlet. The study site at 158 Broomfield Street is indicated with an arrow. (Source: SIX Maps)

The sale of the Broomfield Street property was not successful until 31st October 1938, when it was purchased by St Johns Park manufacturer, Frederick Crawford.¹³ Frederick Crawford was elected as an alderman for the St Johns Park ward of Cabra-vale Council in 1934 and served as Deputy Mayor from 1937 to 1946.¹⁴

Crawford consolidated the 3 titles worth of allotments and re-subdivided them into 9 allotments. The survey was conducted in October 1938, and the subdivision, recorded as Deposited Plan 19194 was approved by Council on the 6th of November 1939. The study site is

¹³ NSW LRS: CT Vol. 1261 Fol. 177; Vol. 2767 Fol. 112, Vol. 812 Fol. 6

¹⁴ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.359

located on Lot 8 of this subdivision; the lot footprint is slightly larger than the others as it had to respond to the existing house.¹⁵

Lot 7 was sold in December 1939, with Lot 6 in August 1940. A house had been built on both lots by the time of the 1943 aerial.

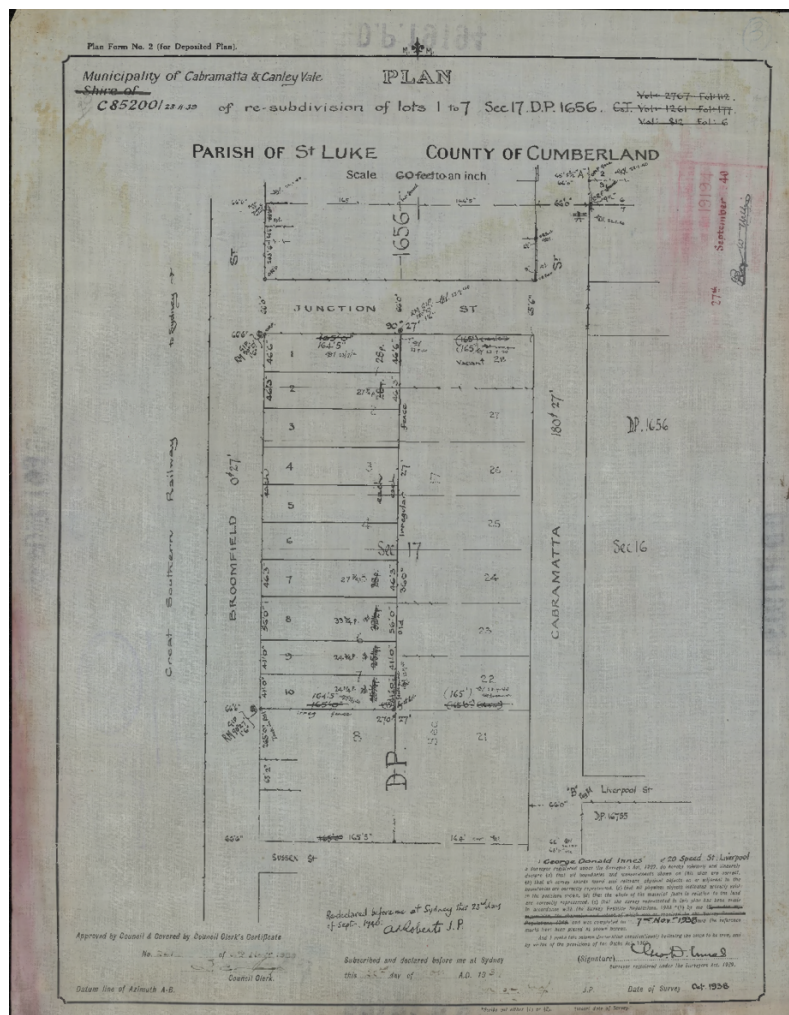


Figure 9 – 1939 subdivision of Lots 1-7 of Section 17, which was registered as Deposited Plan 19194. The study site is on Lot 8. (Source: NSW LRS)

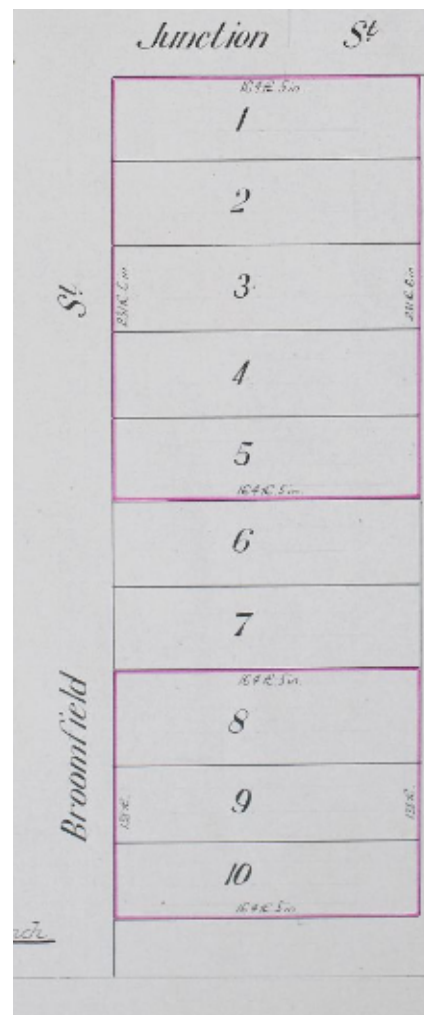
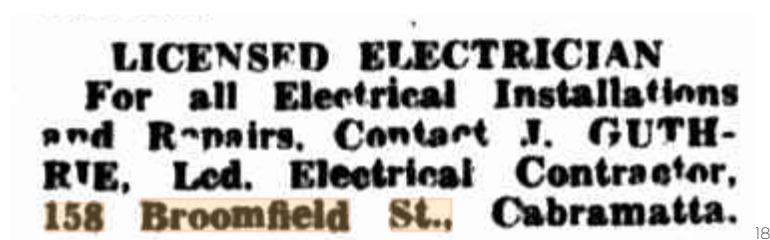


Figure 10 – 1946 title plan showing the residue of DP19194 that Crawford retained. He had sold lots 6 and 7 in 1939 and 1940, and houses had been built on each of these by 1943. The study site is Lot 8. (Source: NSW LRS CT. 5604 Fol. 155)

¹⁵ NSW LRS: DP19194; CT Vol. 5604 Fol. 155.

Now recorded as a builder, Crawford consolidated the residue of the subdivision into one title in 1946. The hiatus in sales is likely a result of his WWII service; in 1940 he first enlisted in the army, before moving across to the Air Force, where he served as a Flight Lieutenant. He was discharged in October 1945.¹⁶ He continued to sell the Broomfield Street lots across 1947 to 1949; with the last left over being the study site. Crawford was leasing the property to carpenter Louis Perrin and his wife Marcella and their daughter Beatrice in 1949. In June 1954 the Louis and Marcella Perrin purchased the property from Crawford. They were all recorded as living there in the 1954 & 1958 electoral rolls.¹⁷ Louis passed away in May 1958, leaving Marcella as the sole proprietor. Curiously an advertisement for electrician J. Guthrie has his business address as 158 Broomfield Street contemporaneously as the Perrins.



The title records for the remaining time up to the modern folio are blurry and not able to be discerned. The 1972 and 1977 electoral roll record John and Janice Tyszkiewicz as living at the study site.¹⁹ The historical Council property file for the site has a 1985 record showing the owners for the property at that time were Janice Tyszkiewicz and Marcella Stewart of Tintern Rd Ashfield, with the property to be purchased by Lisa Tyszkiewicz and Keith Rowe of Goondah St Villawood. Both Janice and Lisa were then occupying the study site.²⁰

In 2003 an application was made for the construction of a driveway crossover. In 2005. The property has remained a largely residential one with businesses being operated out of the house including the electrician in 1957 and little has changed in terms of the house, other than a skillion-roofed addition at the south-eastern rear corner. The original exterior roof form is readily apparent.

The rear of the site has a collection of various modern outbuildings and awnings, of which there were DAs and various Council orders addressing in the property file during 2005/2006.

¹⁶ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.359

¹⁷ AEC: NSW Electoral Rolls, Werriwa / Cabramatta /1949, 1954 & 1958

¹⁸ *The Biz* 23 October 1957, p19

¹⁹ AEC: NSW Electoral Rolls, Werriwa / Cabramatta / 1972, 1977

²⁰ Fairfield City Council Archives, Property File 03652 – 15 Broomfield Street, Cabramatta.

3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external inspection.

3.2 SUMMARY EXTERNAL ANALYSIS

Dating from c1890, 158 Broomfield Street West Cabramatta is a brick, five-bedroom cottage originally built on an over 1-acre block that had an external kitchen and outbuildings when it was constructed in the early 1920s. The land was subsequently subdivided, after WWII and it would appear an extension to the rear of the building was constructed, most likely replacing the external kitchen and laundry.

As indicated in Figures 11-13, the house has a principal frontage to Broomfield Street with a small setback to the footpath, its building footprint forward of the surrounding development. The house presents a rendered finish with an asymmetrical Victorian style bay to the streetscape on the northern side. The roof presents a corrugated hip enclosing an open front verandah with a single extant chimney, all likely original in material and configuration.

Currently there are a number of outbuildings on the property related to a clothing business operating out of the property from 2006. None of these appear to be remnants of the historic outbuildings. It is noted that the historical architectural features and elements of the main building that are visible appear to be unaltered.



Figure 11 – Current aerial image of 158 Broomfield Street (Source: Six Maps, NSW Spatial Services.).



Figure 12 -Front (west) elevation of 158 Broomfield Street.



Figure 13 – Side (south) elevation of 158 Broomfield Street.

4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines the majority of the other heritage-listed 19th Century homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan. The images below are from Real Estate.com, Google Streeview, Property Value.com and the SHI/SHR and the significance has also been informed by the SHI/SHR.

4.2 SUMMARY OF 19th CENTUARY HOMESTEADS, DWELLINGS & COTTAGES

Building	Significance	Listing
Horsley Complex (homestead) 	Horsley Complex is a substantially intact core of a colonial farm estate with its original 1830s bungalow, outbuildings, plantings, layout and entry within a remnant rural landscape setting which is now rare in the Fairfield LGA and on the Cumberland Plain. Horsley is integral to the history of Fairfield and the history of New South Wales, from its initial granting to Colonel Johnston as reward for his role in suppressing the Castle Hill rebellion. The single storey house is a direct copy of an Indian Bungalow, built of rendered brick made by convicts, with a high, hipped, shingled (later corrugated iron) roof. The walls are of stuccoed convict brick made on the property, strengthened by simple pilasters and between them are projecting panels with an arched recess in which the windows are set.	SHR - State FLEP-Local

	The roof is over an almost square arrangement of bedrooms opening from central drawing room, sitting room and dining room, a classic Indian bungalow design, of the type built in Bengal. Pillared verandas at front and back were included under the main roof and enclosed at either end by corner rooms.	
Bonnyrigg House, Bonnyrigg 	Bonnyrigg House is thought to be the oldest standing building in the City of Fairfield (1826). It has architectural and aesthetic significance as a rare surviving example of Colonial Georgian architecture and is thought to have been designed by Colonial Architect Francis Greenway as the master's residence of the Male Orphan School complex. The house is the only remaining standing structure of the first male orphan school complex in Australia, apparently designed by Alexander Kinghorne, and the only complete example of his building design.	SHR - State FLEP-Local
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local

Georgian House, Smithfield 	Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.	FLEP-Local
Georgian House, Old Guildford 	Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.	FLEP-Local
Slab Cottage, Smithfield 	Located at 76 Chifley Street, this is one of the oldest surviving buildings in the city, and one of few old buildings to survive from Smithfield settlement. This is one of timber slab construction, now rare in the Sydney region.	FLEP-Local
Georgian House, Canley Heights 	Located at 70 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.	FLEP-Local

Victorian Cottage, Fairfield 	Located at 542 The Horsley Drive, this vernacular Victorian workers cottage is one of the oldest surviving brick cottages on The Horsley Drive.	FLEP-Local
Victorian House, Carramar 	Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.	FLEP-Local
Victorian House, Fairfield 	Located at 63 Wolseley Street, this is one of the oldest surviving houses in the city. Freestanding, Victorian period, Italianate terrace style house, with decorative stucco work. The only example of this period and style in the area, built by a local tradesman. Originally stood in open fields. Retains much of its original stucco detail but let down by removal of the original smooth render. Outbuilding at rear, a rare local example of servants quarters, complements the building.	FLEP-Local
Victorian House, Fairfield 	Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.	FLEP-Local

Victorian House, Guildford 	Located at 1 Kay Street, this dwelling is a “high style” Late Victorian residence, which is rare for the city. One of the oldest houses on this side of the railway line and distinguished by its elaborate window and door decoration. Much altered but capable of reconstruction. Forms a good facing pair with No 2 Kay Street opposite. Local significance.	FLEP-Local
Victorian House, Smithfield 	Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.	FLEP-Local
Victorian House, St Johns Park 	Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.	FLEP-Local
Victorian House, Fairfield 	Located at 161 Polding Street, this is a rare example, for Fairfield City, of a two storey Victorian period residence. Has suffered major alterations but retains much original detail of interest, including the French windows and iron lace balustrade. Large site and long driveway lined with camphor laurels contribute to the buildings Victorian identity.	FLEP-Local

Victorian Cottage, Canley Vale 	Located at 94 Canley Vale Road, this Victorian/Federation style dwelling is one of the oldest and the best of the City's residential buildings. Designed by Government Architect's office, making it one of the few architect designed houses in the city. Good quality timber detail. Social and historical significance as a record of the development of public-school education in the area.	FLEP-Local
Westacott Cottage, Canley Vale. 	Located at 110 Railway Parade, this cottage is an example of a Late Victorian period, rendered masonry cottage, rare in the study area. Unusual combination of parapet and verandah form in the one building. In good condition and with much interesting original timber and render detail. Of historical significance for its association with William Westacott and the creation of a railway station at Canley Vale, close by. Local significance	FLEP-Local

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing local, regional and national economies	Agriculture	Extant residence of a small farmlet that was put together by labourer Barrety Smith or allotments acquired in 4 parts. It included access to Cabramatta Creek by way of a vacant lot of land on nearby Sussex Street.
4. Settlement	Accommodation	Residential occupation of the cottage from at least 1901, but likely c1888/9 following Barrety smith's purchase of the land.
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with formation of Broomfield Street and the 20th century speculative re-subdivision toward suburbanisation of Cabramatta.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Association with Frederick Crawford, alderman and Deputy Mayor of Cabramatta and (1934-46).

5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

a) Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

This site is significant as a remnant product of the first township subdivision of Cabramatta, and 20th century speculative re-subdivision toward suburbanisation of Cabramatta. Late Victorian era cottage and surrounding property gradually expanded and used as a Farmlet. See Historical Themes above.

b) Historic Associational Significance

An item has strong or special associations 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).

As one of the oldest properties in the precinct, the property has some historical associations with Alderman & Deputy Mayor Frederick Crawford.

c) Aesthetic and/or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The house still presents as a distinctly c.1890 Late Victorian-era house through its intact form and detailing including likely original presentation to the street.

d) Social and/or Cultural Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

To determine whether the property has social or cultural significance, further community consultation would be required

e) Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history

Further research and inspection required, but the building provides an opportunity to gain a better understanding of how these buildings were made during this early phase of history.

f) *Rarity*

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The dwelling is a rare surviving example of a late Victorian era modest cottage/residence of its nature in the Cabramatta and wider Fairfield Local Government area.

g) *Representativeness*

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The house is representative of the buildings of a similar nature that were constructed by people with modest means, exemplifying their aspirations in the early suburbanisation of previously rural Cabramatta.

5.4 STATEMENT OF SIGNIFICANCE

The principal house at 158 Broomfield Street remains substantially intact in footprint, form and presentation. It is a rare surviving example of late 19th Century style house that remains in the Cabramatta and wider Fairfield Local Government Area. The importance of this property's modest materials and style, in terms of assessing the property's heritage and historical significance, should not be underplayed. Many historic properties that survive into the present day are those of wealthy pastoral farmers or other wealthy members of the establishment. This house is of humble origin, and it is this that makes it rare and contributes to its heritage significance.

Whilst this house is not an ornate architect designed property of the same era it is significant as a representative of similar houses that have not made it into the 21st century, which makes it a rare surviving example of its type. It was (very likely) constructed by Barrety Smith following his 1888 purchase, but prior to the 1901 Census, as a household was recorded for him in Broomfield Street. He built the house and lived in it for almost ten years in his retirement before his death in 1926. At that time the house sat on one acre of land that was possibly under some cultivation, likely to be something similar to vegetables or chickens that did not require a large piece of land. He also had a vacant block of land in nearby Sussex Street that allowed direct access to Cabramatta Creek.

6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 158 Broomfield Street, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

This publication defines "heritage curtilage" as:

'...the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage;*
- or*
- a precinct which includes buildings, works, relics, trees or places and their setting.'* (p3).

The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the Lot Boundary Curtilage.

The publication describes a Lot Boundary Curtilage as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to Lot Boundary Curtilage:

'The property may also contain associated buildings, gardens and other significant features including walls, fences, driveways, or tennis courts, which contribute to the heritage significance of the property.' (p5)

This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original extant house has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as *'158 Broomfield Street - House and interiors'* should be defined by the property boundary as shaded below.

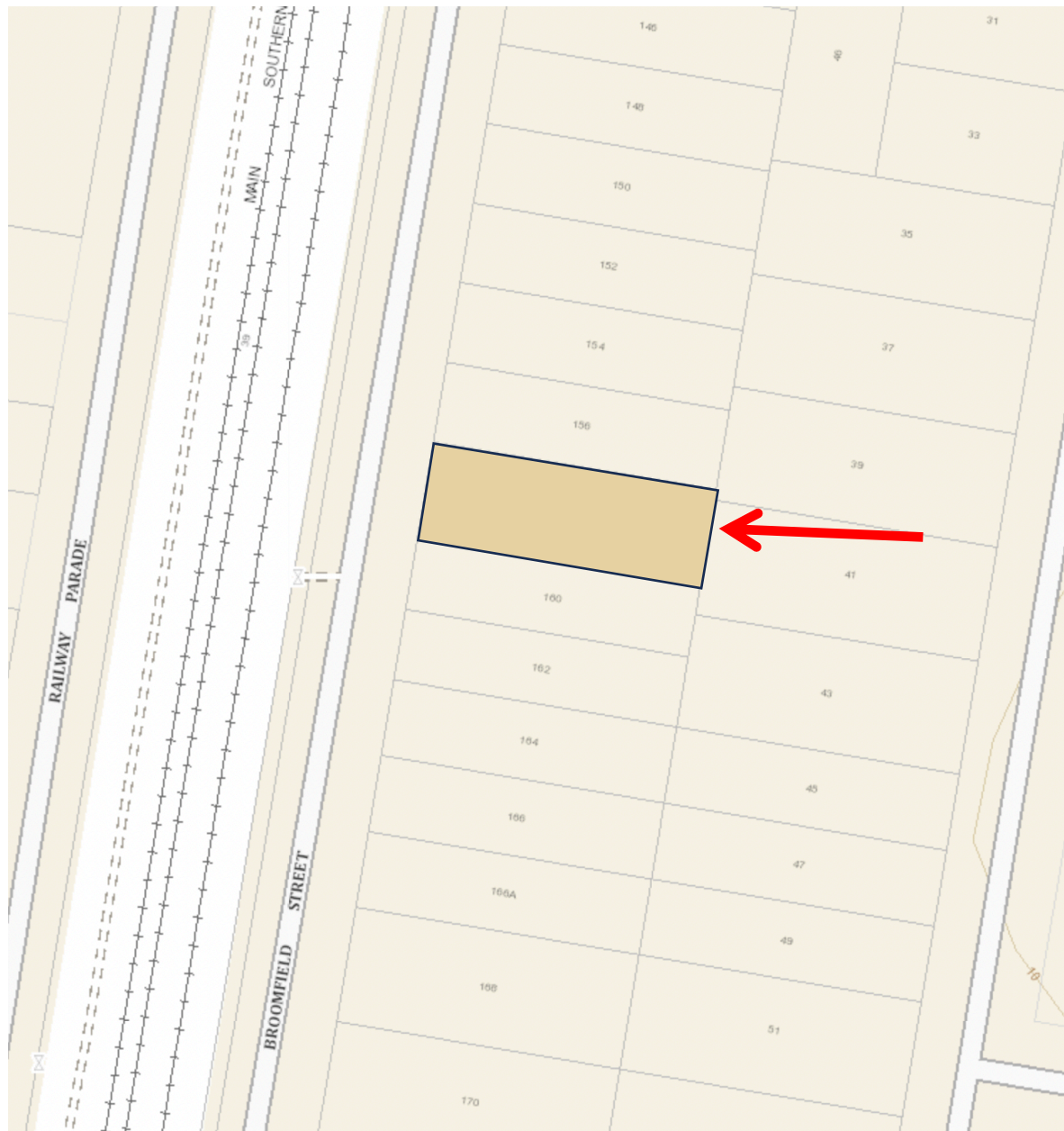


Figure 14: Suggested Lot Boundary Curtilage for 158 Broomfield Street, Cabramatta.

Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 158 Broomfield Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	'158 Broomfield Street – House and interiors.'	158 Broomfield Street, Cabramatta	Lot 8 DP 19194.	Local	Item 111

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 14 above.

The following simple works could further enhance the integrity of heritage item:

- Investigation of removal of render to brickwork in discrete location and if inappropriate, application of smooth lime render to external in earthy tone.
- Investigation of roof condition and repair/replace as necessary.
- Investigation and reinstatement of timber front door and windows.
- Repair and maintenance as required.